



Trinity Park, Calne, Wiltshire, SN11 0QD

**michael
antony**

Trinity Park, Calne, Wiltshire, SN11 0QD

AVAILABLE END OF JUNE/BEGINNING OF JULY 2026. A well presented two bedroom home in a cul-de-sac location in Calne. The accommodation comprises, entrance hall, lounge/diner, kitchen, two bedrooms, bathroom. Further benefits include gas central heating, low maintenance rear garden and allocated parking.

- AVAILABLE END OF JUNE/BEGINNING JULY 2016
- CUL-DE-SAC LOCATION
- ALLOCATED PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING THROUGHOUT

£1,250 pcm



ENTRANCE HALL

Footpath leads to uPVC front door, which in turn leads into a small entrance hall. Carpeted. Doors off to kitchen and lounge.

KITCHEN

8' 5" x 7' 8" (2.59m x 2.36m) uPVC double glazed window to the front elevation, wall mounted cupboard housing combi boiler, a further range of wall and floor units with work surfaces over, space and plumbing for washing machine, space for fridge/freezer, electric oven with inset hob and extractor fan over, stainless steel sink and drainer and vinyl flooring.

LOUNGE/DINER

16' 0" x 11' 10" (4.88m x 3.61m) uPVC door opens out into the low maintenance rear garden, uPVC window, stairs rising to the first floor, radiator and carpeted.

STAIRS/LANDING

Carpeted. Doors to all rooms.

BEDROOM ONE

12' 9" x 11' 10" (3.91m x 3.61m) uPVC double glazed window to the rear, bulkhead space for storage, radiator and carpeted.

BEDROOM TWO

11' 6" x 5' 8" (3.53m x 1.75m) A single room which could be used as an office or guest room, uPVC double glazed window to the front, radiator and carpeted.

BATHROOM

8' 5" x 5' 8" (2.59m x 1.75m) uPVC frosted window to the front, suite in white comprising panelled bath with shower over, w.c, wash hand basin, ladder style heated towel rail, storage cupboard and vinyl flooring.

EXTERNALLY

To the front of the property there an area of patio and allocated parking space.

The rear garden is low maintenance made up of patio slabs enclosed by fencing, there is also a shed.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £287.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,442.00 will be held during the tenancy

(Please bring passport OR driving licence & birth certificate plus a utility bill less than 3 month's old showing your current address) as a right To Rent check will be carried out

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



64a Market Place, Chippenham SN15 3HG. Email: lettings@michaelantony.co.uk

www.michaelantony.co.uk

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested the apparatus, equipment fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of the property before travelling any distance to view.