



Wood Lane, Chippenham, Wiltshire, SN15 3EE

**michael
antony**

Wood Lane, Chippenham, SN15 3EE

AVAILABLE FROM 3RD NOVEMBER 2026. A fantastic opportunity to rent a refurbished three bedroom property in close proximity of the town centre, primary school and local amenities. The property has been renovated to a very high standard. The accommodation comprises: lounge, kitchen, downstairs w.c, utility room, three bedrooms and family bathroom. Further benefits include a newly fitted boiler, gas central heating, PIV system and uPVC double glazing throughout.

- AVAILABLE 3RD NOVEMBER
- RENOVATED TO HIGH STANDARD
- CLOSE TO CHARTER PRIMARY SCHOOL, TOWN CENTRE & LOCAL AMENITIES
- NEWLY INSTALLED BOILER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PIV SYSTEM
- ON STREET PARKING

£1,450 pcm

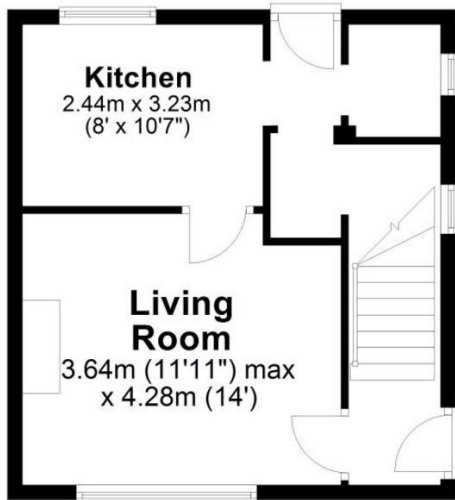






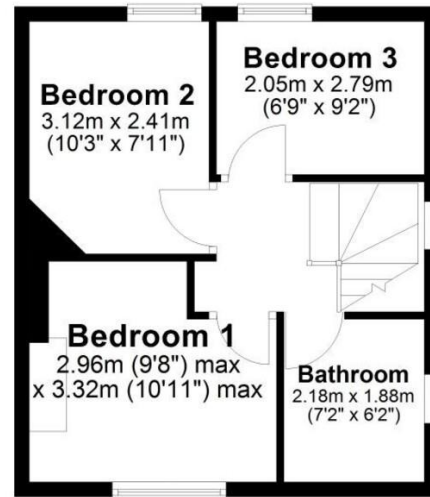
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 32.9 sq. metres (354.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 sq. feet)



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

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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.

ENTRANCE HALL

Footpath leads down the side to the uPVC front door, which in turn leads into the small entrance hall, with stairs rising to the first floor. Door into lounge.

LOUNGE

14' 0" x 11' 11" (4.277m x 3.657m) Newly refurbished, decorated and carpeted, with uPVC double glazed window to the front elevation, radiator, and door to kitchen.

KITCHEN

10' 7" x 8' 0" (3.237m x 2.458m) A brand newly fitted modern kitchen, with uPVC double glazed window to the rear, new wall mounted boiler, electric oven and hob with extractor hood over, range of floor units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap and vinyl flooring. Door to outer lobby.

LOBBY

With uPVC double glazed door to rear garden. Door to w.c and door to utility room.

DOWNSTAIRS WC

Frosted uPVC double glazed window to the side elevation, w.c, radiator and vinyl flooring.

UTILITY ROOM

With frosted uPVC double glazed window to the side elevation, work surface with space and plumbing for washing machine and space and vent for tumble dryer, radiator and vinyl flooring.

STAIRS/LANDING

Storage cupboard, carpeted and doors off to bedrooms and bathroom.

BATHROOM

7' 2" x 6' 0" (2.193m x 1.854m) Frosted uPVC double glazed window to the side elevation, suite in white comprising: panelled bath with shower over, pedestal wash hand basin, w.c, radiator and vinyl flooring.

BEDROOM ONE

10' 11" x 9' 11" (3.343m x 3.044m) With uPVC double glazed window to the front elevation, radiator and carpeted.

BEDROOM TWO

10' 3" x 7' 11" (3.136m x 2.417m) With uPVC double glazed window to the rear elevation, radiator and carpeted.

BEDROOM THREE

9' 2" x 6' 9" (2.796m x 2.062m) With uPVC double glazed window to the rear elevation, radiator and carpeted.

EXTERNALLY

The front of the property is accessed via a gate from the pathway into a patio area, which leads to the side of the property where a footpath leads to rear garden.

The rear garden is a mix of lawn and patio with a shed enclosed by fencing.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £334.00 is applicable

Rent is paid per calendar month in advance
A deposit of 5 week's rent £1,673 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		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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