



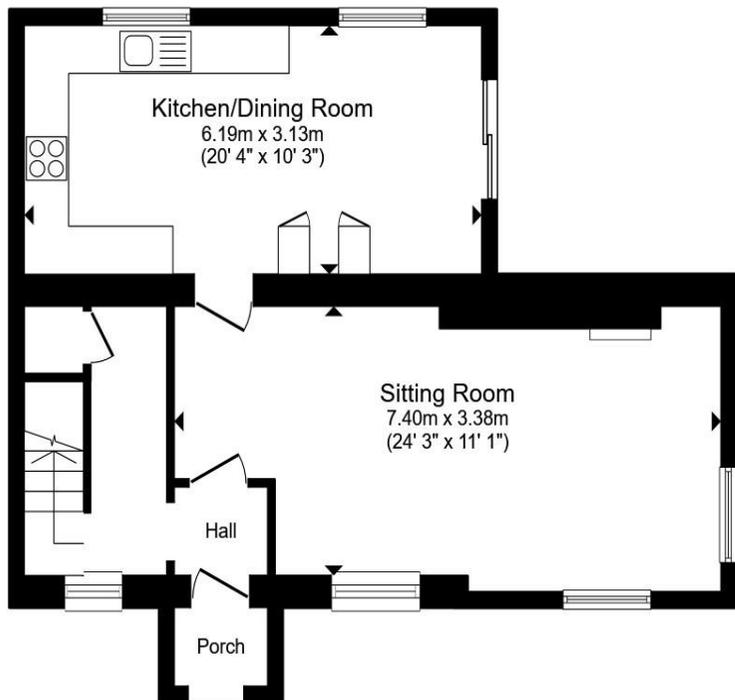
Tiddly Wink, Yatton Keynell, Chippenham, SN14 7BY

welcome to

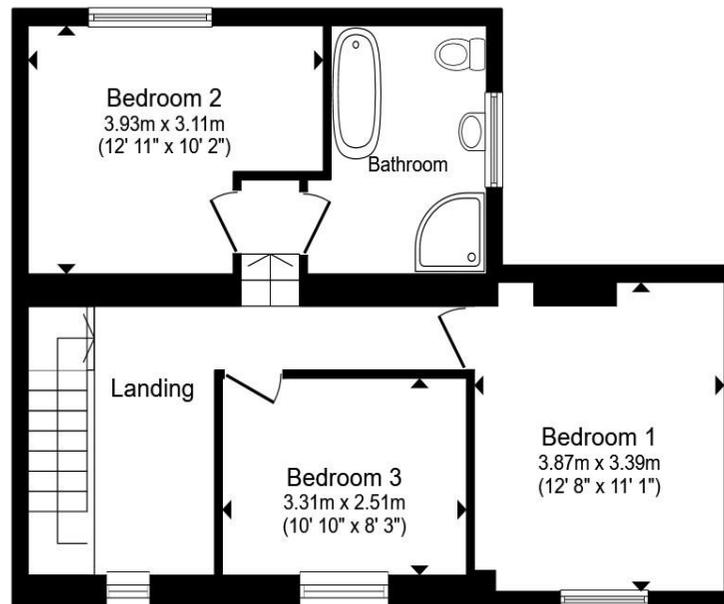
Tiddly Wink, Yatton Keynell, Chippenham

A rare and charming three-bedroom cottage in the picturesque hamlet of Tiddly Wink, offering a unique layout with bright and spacious living spaces. Enjoy beautiful open countryside views, a lovely garden and driveway parking for two cars in this peaceful semi-rural setting.





Ground Floor



First Floor

Entrance Hall

Living Room

24' 3" x 11' 1" (7.39m x 3.38m)

Kitchen/Dining Room

20' 4" x 10' 3" (6.20m x 3.12m)

Landing

Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m)

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m)

Bedroom Three

10' 10" x 8' 3" (3.30m x 2.51m)

Family Bathroom

Garden

Driveway

Total floor area 111.1 m² (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Tiddly Wink, Yatton Keynell Chippenham

- A unique semi-detached cottage
- Beautiful countryside views to the rear in a semi-rural setting
- Three well-proportioned bedrooms
- Driveway parking
- Bright & spacious accommodation throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£325,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CHP111697



Property Ref:
CHP111697 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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