



16 Stockwood Road, Chippenham, Wiltshire, SN14 0RZ

**michael
antony**

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COMING SOON!. A one bedroom ground floor apartment in close proximity of local amenities and retail parks. The accommodation comprises: entrance hallway, lounge/diner, kitchen, bedroom, dressing room/office and bathroom. Further benefits include uPVC double glazing throughout, electric Dimplex heaters and parking. ONE SMALL PET CONSIDERED

- COMING SOON
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- GROUND FLOOR APARTMENT
- CLOSE PROXIMITY TO LOCAL AMENITIES AND RETAIL PARKS
- UPVC DOUBLE GLAZING
- ELECTRIC HEATERS

£1,150 pcm



ENTRANCE HALLWAY

uPVC front door leads into the entrance hallway, with Dimplex electric heater, mosaic style vinyl flooring. Door to cupboard housing hot water tank. Doors off to all other rooms.

LOUNGE/DINER

15' 2" x 8' 7" (4.640m x 2.631m) uPVC double glazed windows to the rear elevation, electric heater and carpeted.

KITCHEN

11' 11" x 8' 4" (3.649m x 2.552m) Galley style kitchen with uPVC double glazed window to the front elevation, range of wall mounted and floor units with works surfaces over, electric oven and hob, washing machine,(left on a non-repair/non-replacement basis), stainless steel sink and drainer, and mosaic style vinyl flooring.

BEDROOM

14' 7" x 8' 8" (4.459m x 2.667m) uPVC double glazed window to the rear elevation, electric heater and carpeted.

DRESSING ROOM/OFFICE

6' 5" x 4' 10" (1.962m x 1.490m) With wall mounted fuse board and carpeted.

BATHROOM

6' 9" x 5' 1" (2.062m x 1.562m) With uPVC double glazed frosted window to the side, white suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, bathroom cabinet and vinyl flooring.

EXTERNALLY

To the front of the property is parking on a first come first serve basis. There is also an area for bin storage and washing line area enclosed by gate and fencing.

COUNCIL TAX

Band 'A'

FEES

A holding deposit of 1 week's rent of £264.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,326.00 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		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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.