



Middle Leaze, Chippenham, Wiltshire, SN14 6GX

**michael
antony**

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SN14 6GX

****AVAILABLE IMMEDIATELY**** A light and airy two- bedroom coach house, part furnished with a garage in a quiet location which has easy access to all commuter links, town centre and main line railway station. The accommodation comprises: entrance hall, lounge/diner, kitchen, one double and one single bedroom and bathroom. Further benefits include uPVC double glazing, electric heater, garage and parking space.

- AVAILABLE IMMEDIATELY
- PART FURNISHED
- EASY ACCESS TO COMMUTER LINKS
- GARAGE AND PARKING
- ELECTRIC HEATING

£1,200 pcm



ENTRANCE HALL

Front door leads into a small tiled entrance hall, with carpeted stairs rising to the living accommodation and coat and hat stand on the landing.

LOUNGE/DINER

17' 10" x 11' 6" (5.442m x 3.521m) A light and airy lounge with uPVC double glazed window to the front elevation and a Velux window, two seater black sofa, recliner black chair, black rectangular rug, blinds and curtains, dining room table and four chairs, placemats and coasters, 2 chrome freestanding floor lamps, electric heater and ornamental fire and carpeted.

KITCHEN

10' 1" x 6' 9" (3.087m x 2.062m) Velux window gives good lighting to the kitchen, range of wall and floor units with work surfaces over, Beko tall fridge/freezer, Beko washing machine, Sharp microwave oven, electric oven and hob with extractor hood over, stainless steel sink and drainer with mixer tap and tiled flooring.

BEDROOM ONE

11' 2" x 9' 2" (3.415m x 2.818m) With uPVC double glazed window to the front elevation, with curtains, built in wardrobe, storage cupboard, electric heater, bedframe only, no mattress, bedside table, 3 drawer chest of drawers and carpeted.

BEDROOM TWO

12' 11" x 6' 4" (3.946m x 1.949m) With Velux window, storage cupboard housing hot water system and carpeted.

BATHROOM

7' 5" x 6' 3" (2.271m x 1.930m) With frosted uPVC double glazed window to the front elevation with blind, suite in white comprising panelled bath with shower over, w.c, pedestal wash hand basin, medicine /storage cupboard, towel rack, electric heater, tiled flooring and bathroom mat.

EXTERNALLY

To the right of the property is the garage, with up and over door, power and light, with an further internal door for further storage. One parking space in front of the garage.

COUNCIL TAX

Band 'B'

FEES

A holding deposit of 1 week's rent of £276.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,384.00 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		71 C
55-68	D	68 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.