



Sarum Road, Chippenham, Wiltshire, SN14 0QA

**michael
antony**

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Located in the popular Queens Crescent area, this 4 bedroom detached property offers good size family accommodation. The property offers excellent road links for the M4, A350, A4 and A420, main line train station and the town centre. It further falls within the catchment areas of Sheldon and Hardenhuish schools. The accommodation comprises: lounge/dining room, kitchen, downstairs cloakroom, four bedrooms and family bathroom. Further benefits include, garage and driveway parking, uPVC double glazing, gas central heating and enclosed rear garden. One Pet only considered.

- AVAILABLE SEPTEMBER 2026
- ONE PET ONLY CONSIDERED
- GOOD LOCATION FOR COMMUTER LINKS
- GOOD LOCATION FOR BOTH PRIMARY & SECONDARY SCHOOLS
- GARAGE AND DRIVEWAY PARKING
- GAS CENTRAL HEATING

£1,600 pcm



PORCH

Front door leads into porch with further door into hallway

HALLWAY

Stairs rise to first floor, under stairs cupboard and doors to sitting room, cloakroom and kitchen

CLOAKROOM

Obscure window to front. Low level wc and wall mounted wash hand basin

SITTING ROOM

14' 2" x 11' (4.32m x 3.35m) Window to front and doors to dining room

DINING ROOM

10' 2" x 8' 10" (3.10m x 2.69m) Patio doors to garden and patio, door to kitchen

KITCHEN

10' 2" x 8' 5" (3.10m x 2.57m) Window to rear, range of wall and base units with contrasting worktops over, inset stainless steel one and half bowl sink, freestanding gas cooker, plumbing and space for washing machine, space for fridge freezer, built in larder

LANDING

Doors to all bedrooms and bathroom. Access to loft and built in cupboard

BEDROOM 1

13' 2" x 9' 9" (4.01m x 2.97m) Window to front and built in cupboard

BEDROOM 2

10' 1" x 8' 3" (3.07m x 2.51m) Window to rear and built in cupboard

BEDROOM 3

Window to front

BEDROOM 4

9' 2" x 7' 10" (2.79m x 2.39m) Window to front with over stairs cupboard

BATHROOM

Obscure window to rear, panelled bath with shower over, mixer tap with shower attachment, wash hand basin with vanity unit under, low level wc.

GARAGE

18' x 7' 10" (5.49m x 2.39m) Single garage with up and over door and courtesy door to rear garden. The garage has a light and houses the central heating boiler

FRONT GARDEN

Driveway parking for several cars and access to the garage. Area of grass with a border with mature shrubs

REAR GARDEN

Enclosed garden mainly laid to lawn with mature borders, outside shed adjacent to the house and a further large wooden shed giving ample outside storage. Utility gates are located to both sides of the property

COUNCIL TAX

Band 'D'

FEES

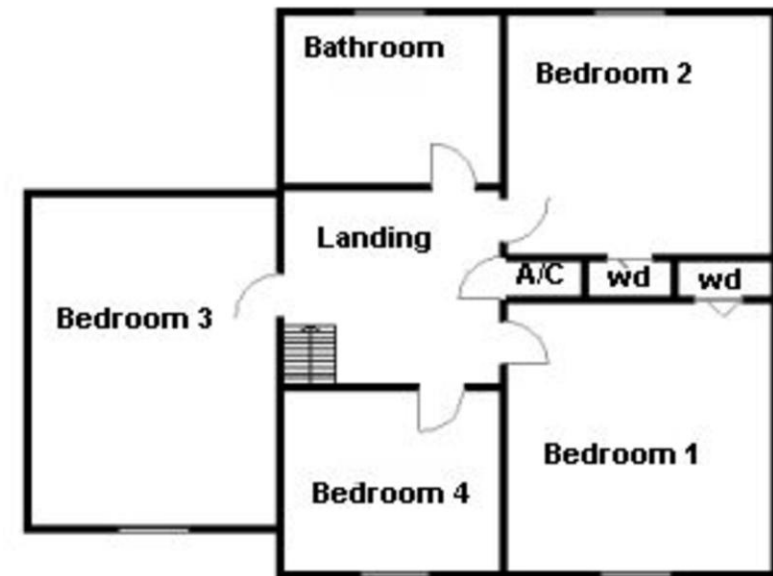
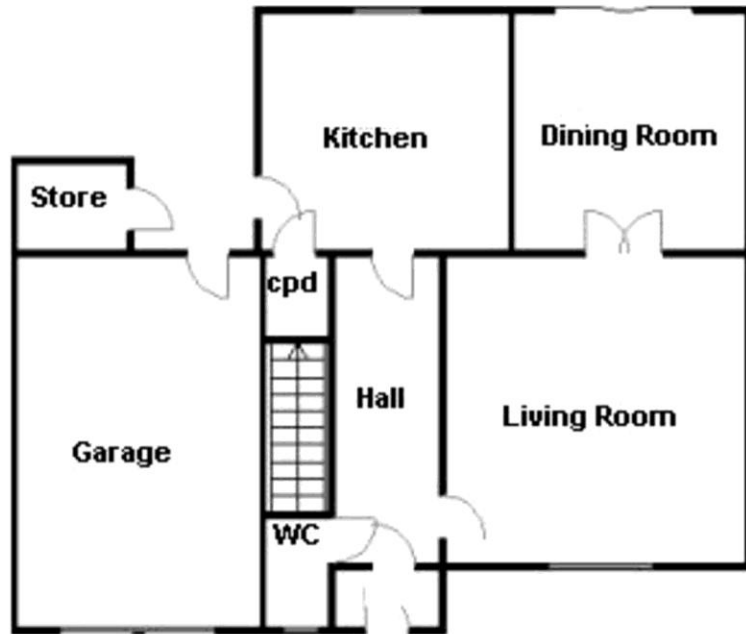
A holding deposit of 1 week's rent, £368.00 is applicable

Rent is paid per calendar month in advance

A deposit of 5 week's rent £1,846.00 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		85 B
69-80	C		
55-68	D	60 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.