

## A Stylish and Spacious Family Home

This attractive two-storey share of equity home is perfectly designed for modern family living. The ground floor features an open-plan kitchen and dining area, ideal for both everyday meals and entertaining guests and opens directly onto the private, enclosed rear garden — perfect for relaxing or hosting outdoors. A separate living room and convenient downstairs cloakroom completes the ground floor space.

Upstairs, you'll find a generously sized primary bedroom, two additional bedrooms, and a well-appointed family bathroom, offering comfortable and versatile living space for growing families or those working from home.

Externally, the property benefits from a private garden and an allocated parking space, adding to the practicality and appeal of this beautiful home.

All applicants must read Key Information and Policies before applying.

### Situation - Chippenham

Chippenham itself has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits from excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the West Country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

### Property Information

Utilities/Services - Mains Electric,

Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

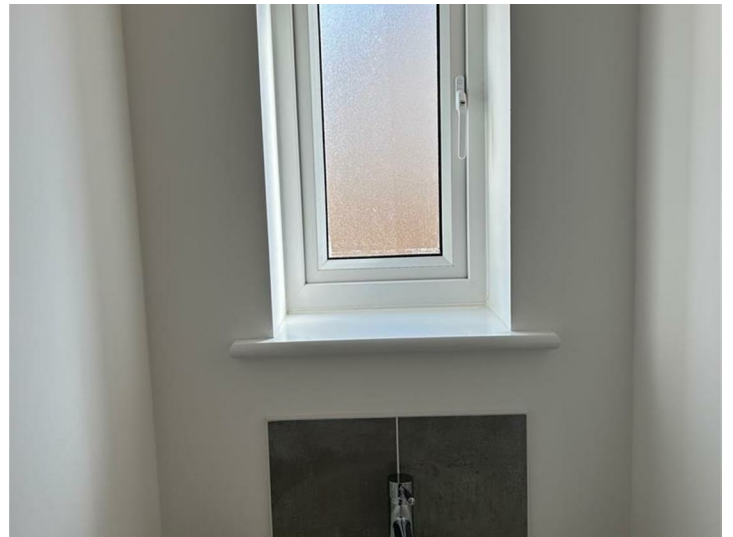
Tenure - Leasehold

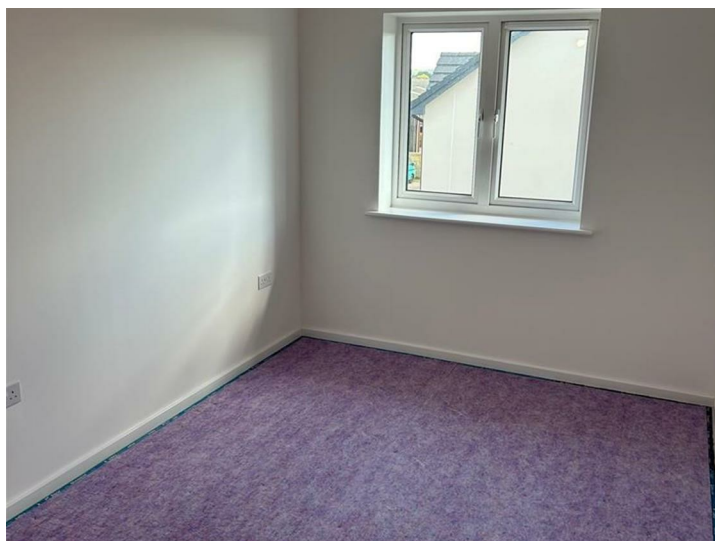
Share Equity - Plot 31 OMV: £335,000

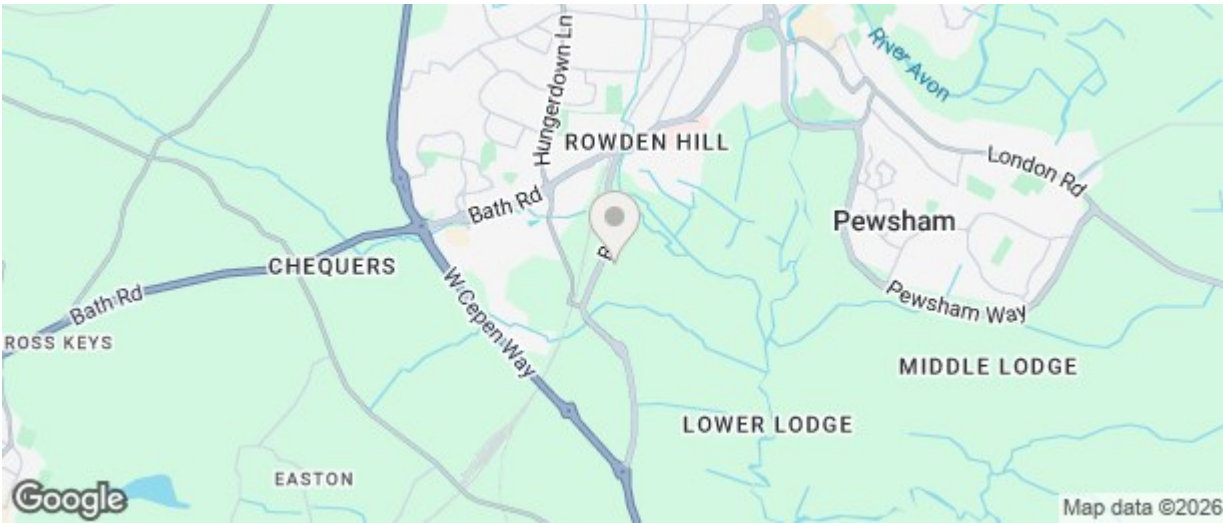
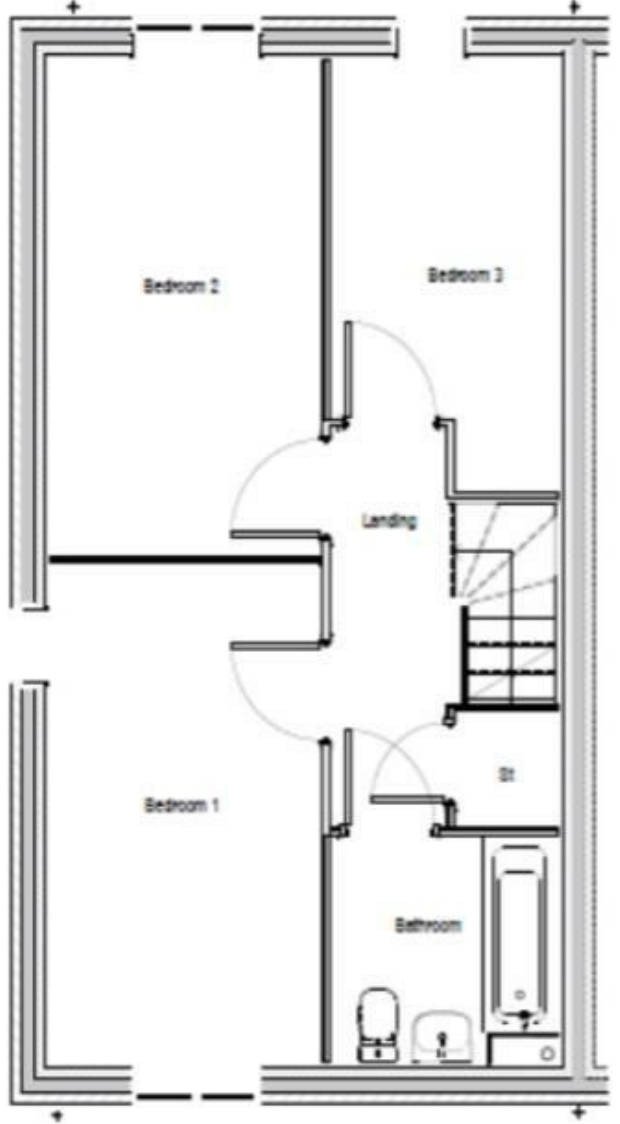
Share: 40% share (£134,000) Rent:

£460.63 per month Service charges:

£29.82 per month







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing