



## A Well-Presented Two-Bedroom Home in Cepin Park South

Situated toward the end of a cul-de-sac on the western side of town, this well-presented two-bedroom terraced home offers practical living in a convenient location. Positioned in the popular Cepin Park South development, the property is within easy reach of commuter links, local shops, and a good range of everyday amenities.

The accommodation includes an entrance hall, a kitchen to the front aspect, and a spacious sitting room leading through to a conservatory, providing additional living space.

Upstairs, there is a landing area, a main bedroom with fitted wardrobes, a second bedroom, and a family bathroom.

### Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

### 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

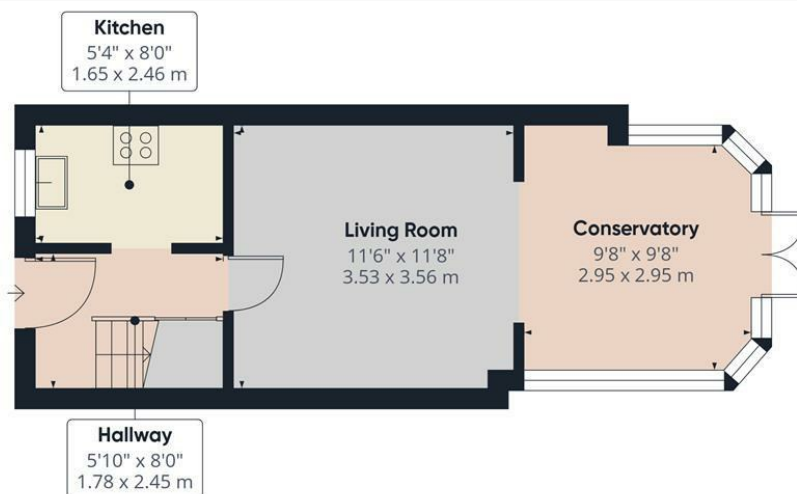
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band C

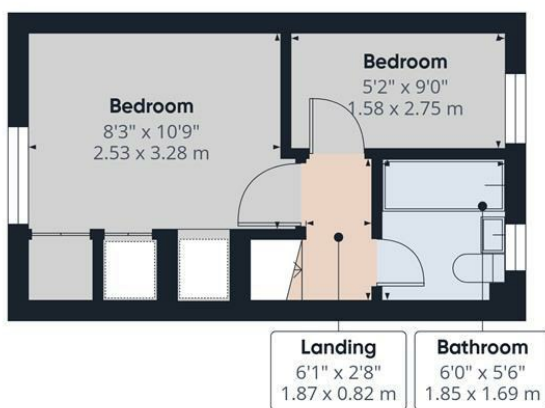
Tenure - Freehold







Ground Floor



First Floor

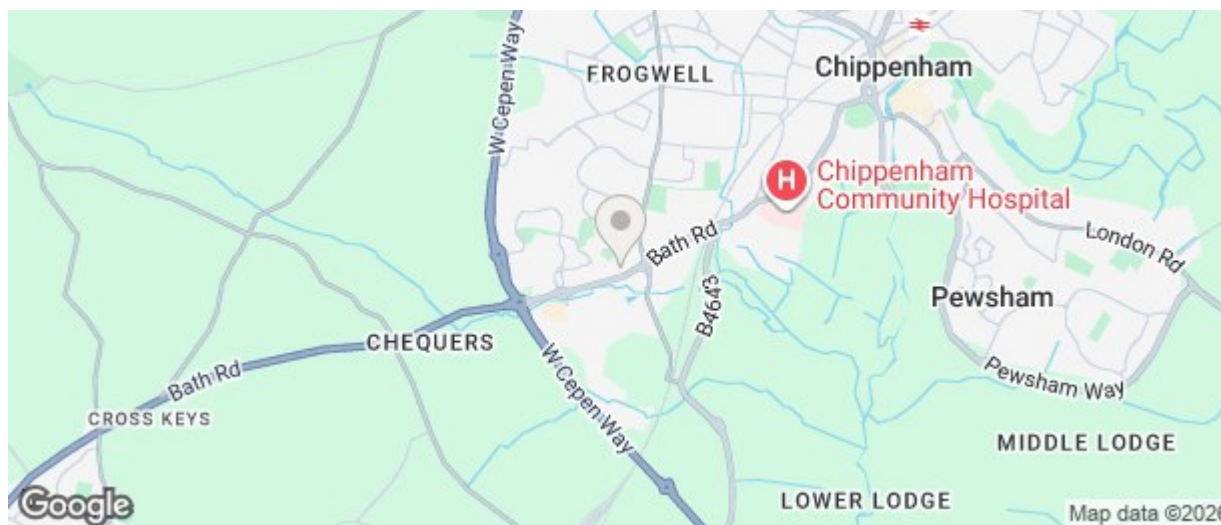


**Approximate total area<sup>(1)</sup>**  
519 ft<sup>2</sup>  
48.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		<b>66</b>
(61-80) <b>B</b>		
(39-60) <b>C</b>		
(11-38) <b>D</b>		
(1-38) <b>E</b>		
(1-38) <b>F</b>		
(1-38) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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