



Well-Presented Two Double Bedroom Coach House in Popular Chippenham Location

This spacious and well-presented two double bedroom coach house is situated in a sought-after residential area of Chippenham, offering convenient access to local shops and excellent commuter routes.

Accessed via a private ground floor entrance hall, the accommodation opens to a bright and airy landing leading to all principal rooms. The property features a generous lounge, a modern fitted kitchen, two well-proportioned double bedrooms, and a contemporary bathroom.

Externally, the home benefits from allocated parking and a useful single garage, providing additional storage or vehicle space.

Ideal for first-time buyers, professionals, or investors, this attractive property combines comfort, convenience, and practical living in a desirable location.

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.

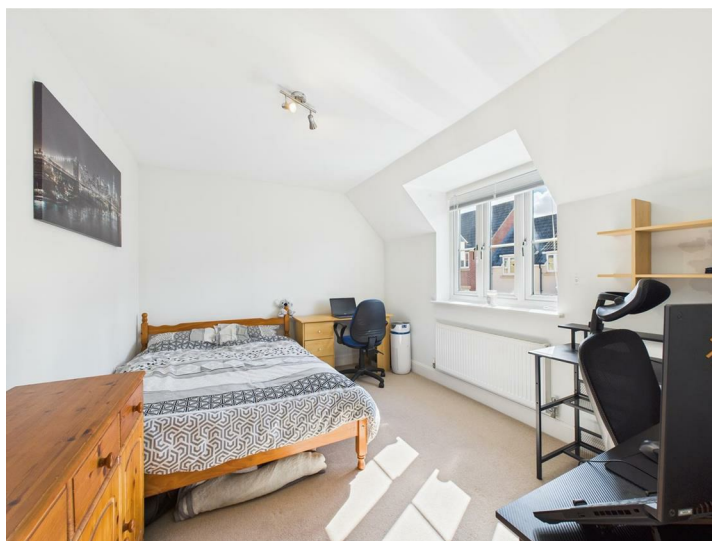
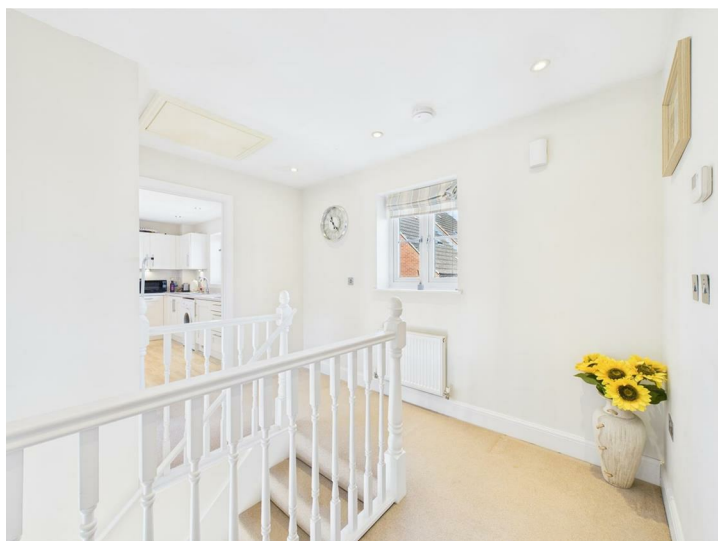
Property Information

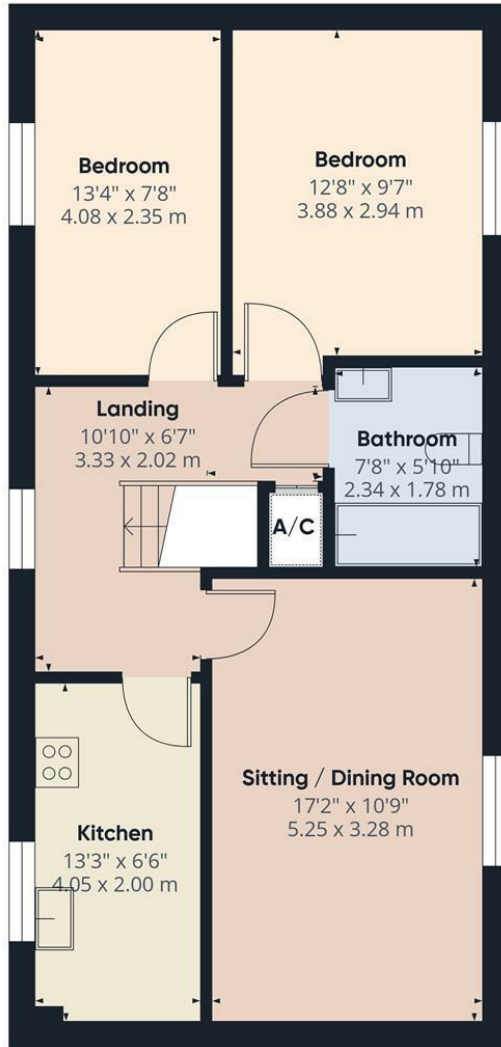
Utilities/Services - Mains Electric, Water & Drainage, Gas Central Heating

Wiltshire Council Tax - Band B

Tenure - Freehold Coach House with an Estate Service Charge - £442.87 per year paid quarterly. Estate Management Company is Remus.







First Floor

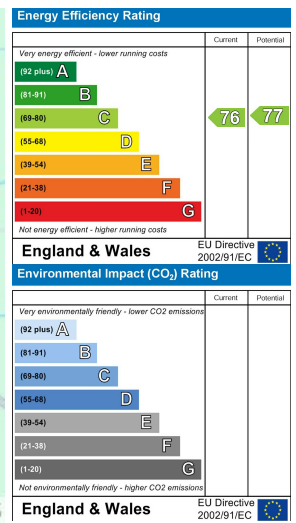
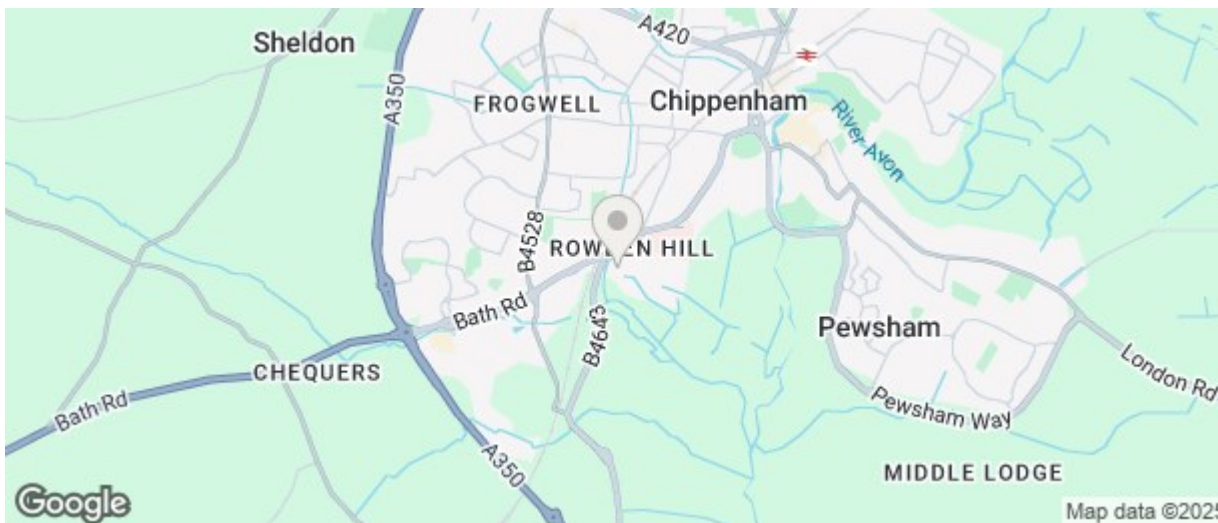
Approximate total area⁽¹⁾

627 ft²
58.3 m²

(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.

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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