



An immaculately presented two bedroom semi-detached bungalow located within this popular retirement development. The property is centrally located within Chippenham offering easy access to a host of the towns amenities and rail links. The accommodation briefly comprises; entrance hall, sitting/dining room, kitchen with granite work surfaces, refitted shower room and two bedrooms both with fitted wardrobes. Externally there are communal gardens with pathways leading to drying areas and lawns to the side and rear. With no onward chain an internal viewing is highly recommended.

#### 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.

#### Accommodation

With approximate measurements the accommodation comprises:

#### Entrance Hall

With upvc double glazed door to front, open to kitchen, doors to sitting/dining room, bedrooms and shower room, large airing cupboard (housing the water softener and hot water cylinder), Amtico flooring.

#### Sitting / Dining Room 4.85m x 3.07m (15'11" x 10'1")

With upvc double glazed window to front, electric storage heater, carpeted flooring.

#### Refitted Kitchen 2.69m x 2.01m (8'10" x 6'7")

With upvc double glazed window to front, open to entrance hall, refitted kitchen offering a matching range of wall and base units, ceramic sink inset to Granite work surfaces, part tiled, integrated electric oven, combination oven and four ring electric hob with cooker hood over, space and plumbing for automatic washing machine, integral slimline dishwasher, integral fridge freezer, vinyl flooring.

#### Primary Bedroom 3.71m x 3.07m (12'2" x 10'1")

With upvc double glazed window to rear, electric heater, built in wardrobes and drawer unit, carpeted flooring.

#### Second Bedroom 3.02m x 2.72m (9'11" x 8'11")

With upvc double glazed stable door to rear, electric wall heater, built in wardrobes, carpeted flooring.

#### Refitted Shower Room 1.98m x 1.70m (6'6" x 5'7")

With obscured upvc double glazed window to side,

refitted with a three piece suite comprising; shower cubicle, vanity wash hand basin and low level w/c, all with chrome fittings, full tiling, heated towel rail, extractor fan, vinyl floor.

#### Externally

#### Communal Gardens & Parking

Clift House is managed and maintained by Anchor, they provide a communal lounge, an on-site laundry, well maintained landscaped gardens, a guest room and 19 shared parking spaces. For those times when you might like to be more sociable and meet up with others, Anchor also run social activities and events including coffee mornings and social afternoon/evenings. The estate manager is resident on-site to offer help, advice and co-ordinate any services provided.

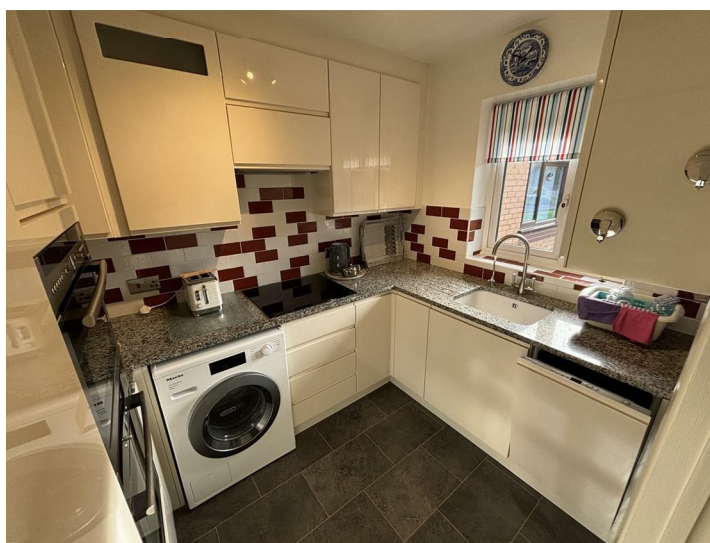
#### Property Information

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

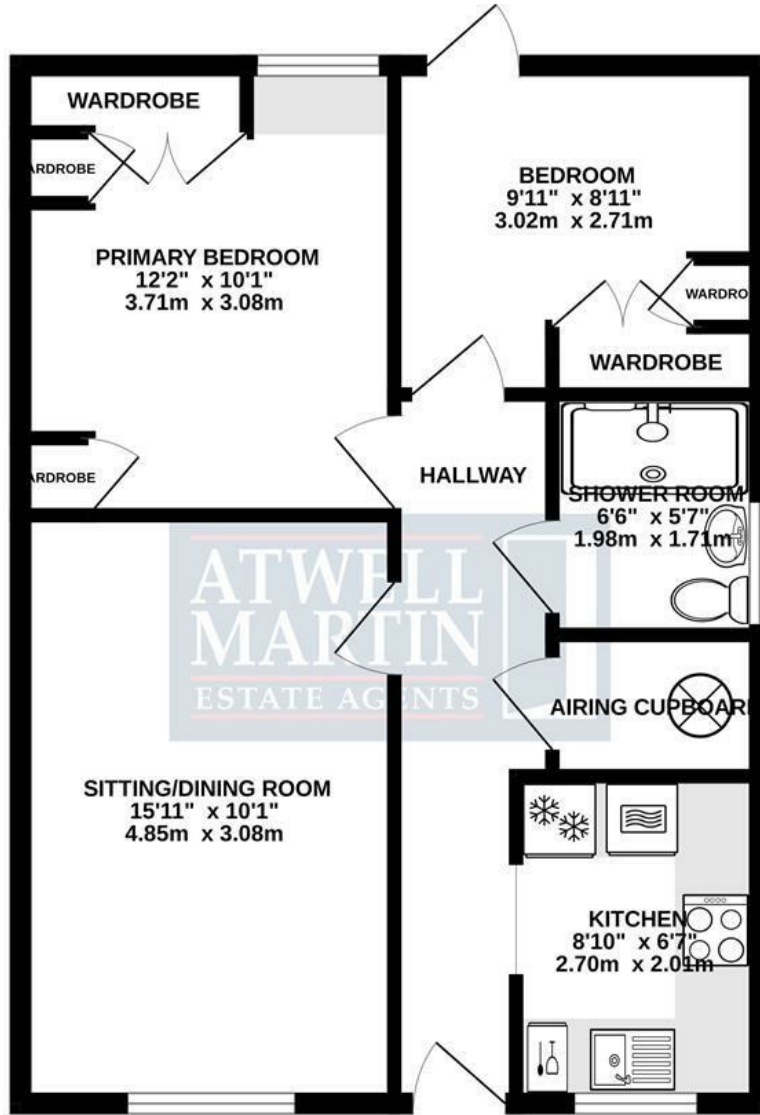
Wiltshire Council Tax - Band B

Tenure - Leasehold Service Charge - £252.62 per month including Ground Rent for 2023/24 Length of Lease 99 years from 2007 which means 82 years remaining in 2024





SEMI-DETACHED BUNGALOW  
562 sq.ft. (52.2 sq.m.) approx.



CLIFT HOUSE LANGLEY ROAD, CHIPPENHAM, SN15 1DS

TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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		
(92 plus) <b>A</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 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