

Your Full Internet details for your approval:

Please read through the following sections which highlight the text/bullet points/photographs/floorplans that will be used for the marketing of your property. If a section is correct please simply tick the box at the end of that section. If any amendments are required, please could you make them to the document and then tick the box to confirm that you are happy subject to those amendments having been made. Then please sign the document as advised to confirm you are willing for us to proceed with live marketing.

The Willows Annexe Bristol Road Chippenham £650 PCM



Text to be used as short description on brochure/online:

Please tick the box to confirm that you are happy with the text

Text to be used as bullets on brochure/online:

- TO LET
- FANTASTIC ANNEXE
- ONE BEDROOM
- WONDERFUL SIZE
- EDGE OF TOWN
- OFF STREET PARKING
- UNFURNISHED
- AVAILABLE 8TH JULY

Please tick the box to confirm that you are happy with the text

The Willows Annexe, Bristol Road, Chippenham, SN14 6LZ

Text to be used within the brochure/online:

Description

NEW TO THE MARKET AVAILABLE 8TH JULY 2015, UNFURNISHED, E650PCM A FANTASTIC SIZE ONE BEDROOM ANNEXE COTTAGE SITUATED WITHIN A SHORT DRIVE OF CHIPPENHAM TOWN AND THE POPULAR VILLAGE OF YATTON KEYNELL. Accommodation comprises of a great size living area opening into a wonderful kitchen/dining area. There is access from the living area to the front and side garden. The quality contemporary kitchen offers granite worktops, range cooker, integrated microwave and coffee machine together with a free standing fridge/freezer. There is also an integrated wine cooler and dishwasher. A contemporary shower room can also be found to the ground floor and storage cupboard. To the first floor there is a good size double bedroom with eves storage leading to a w/c with bidet, dressing area with fitted storage. There is also a small office area. Externally there is off street parking and a garden to the side with decking and timber shed. The property is close to local amenities and provides excellent access to the M4-Junction 17 and the A420.

FEES & PROCEDURES

The Lease will be for a minimum period of 6 months under an Assured Shorthold Tenancy

A non refundable holding deposit of £100.00 is payable with your Application

Rent is paid per calendar month in advance

A Deposit of 1.5 months rent will be held during the Tenancy (2 months rent with a pet subject to the Landlord's consent)

Tenancy Agreement Fee £96.00

Inventory Fee £96.00

Referencing Fee £60.00 per person (£80.00 for a 24 hour service)

Situation

NEW TO THE MARKET AVAILABLE 8TH JULY 2015, UNFURNISHED, E650PCM A FANTASTIC SIZE ONE BEDROOM ANNEXE COTTAGE WITH PARKING AND GARDEN SITUATED WITHIN A SHORT DRIVE OF CHIPPENHAM TOWN AND THE POPULAR VILLAGE OF YATTON KEYNELL.

Directions

Services & Council Tax

Please tick the box to confirm that you are happy with the text

33 / 34 Market Place, Chippenham, Wiltshire, SN15 3HP Tel: 01249 652717 Fax: 01249 654100 Email: chippenham@strakers.co.uk

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■ Chippenham ■ Marlborough ■ Royal Wootton Bassett ■ Swindon
■ Corsham ■ Malmesbury ■ Devizes ■ North Swindon



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Please tick the box to confirm that you are happy with the photographs

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Please tick the box to confirm that you are happy with the floor plan

DRAFT DETAILS

I confirm that I/We have checked all these particulars and they are correct in all respects

Signed.....

Signed.....

Date.....

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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