



**Exeter Close
Chippenham
Wiltshire
SN14 0YG**

Offers in Excess of £495,000

bettermove

Exeter Close Chippenham

Bettermove are proud to present this 4 bedroom detached house in Chippenham available with no forward chain which requires modernisation throughout.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and detached double garage. The council tax band is E.

The interior of this beautifully presented property comprises four separate reception rooms, the fitted kitchen, utility room and cloakroom on the ground floor. The first floor consists of four double bedrooms with built in wardrobes, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior of the property boasts a private rear garden, perfect for enjoying the summer months.

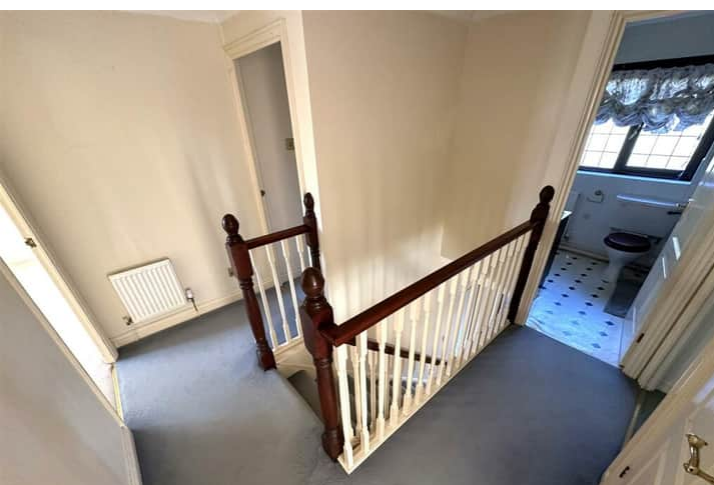
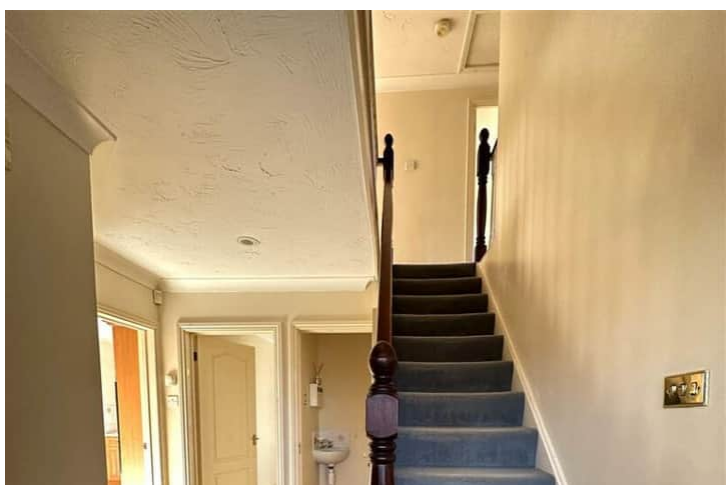
Located in the popular town of Chippenham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Chippenham Train Station, the A350 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

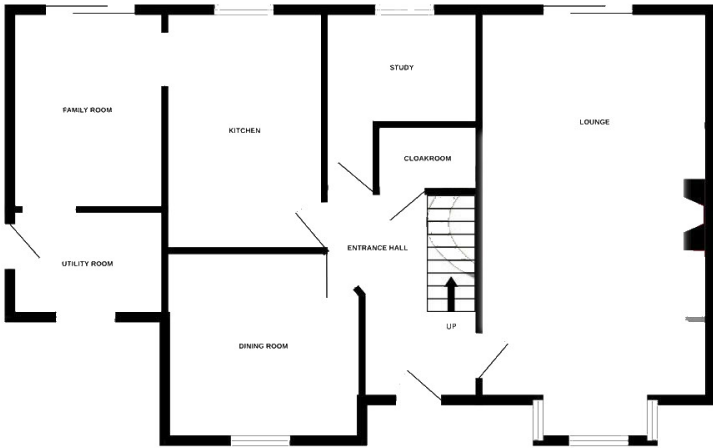
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

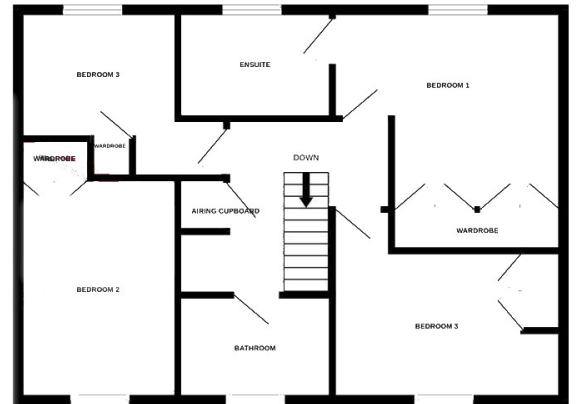
The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1494 sq.ft. (138.8 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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