



20 Sandy Lane
Nr Chippenham, Wiltshire, SN15 2PZ



TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY
Rent £1,045 per calendar month, plus outgoings

For further information please contact Lorraine Hulbert, Property Manager
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SITUATION AND DESCRIPTION

20 Sandy Lane is a charming 2-bedroom mid-terraced thatched cottage in the sought-after village of Sandy Lane, close to the grounds of Bowood House and ideally situated for Bowood Hotel, Spa & Golf Resort. The property benefits from gardens to the front and rear, off-road parking and outbuildings.

The property enjoys easy access to Chippenham, Calne, Devizes and Melksham. Chippenham also has the benefit of a mainline railway station (London – 1hr 15mins) and access to J17 of the M4.

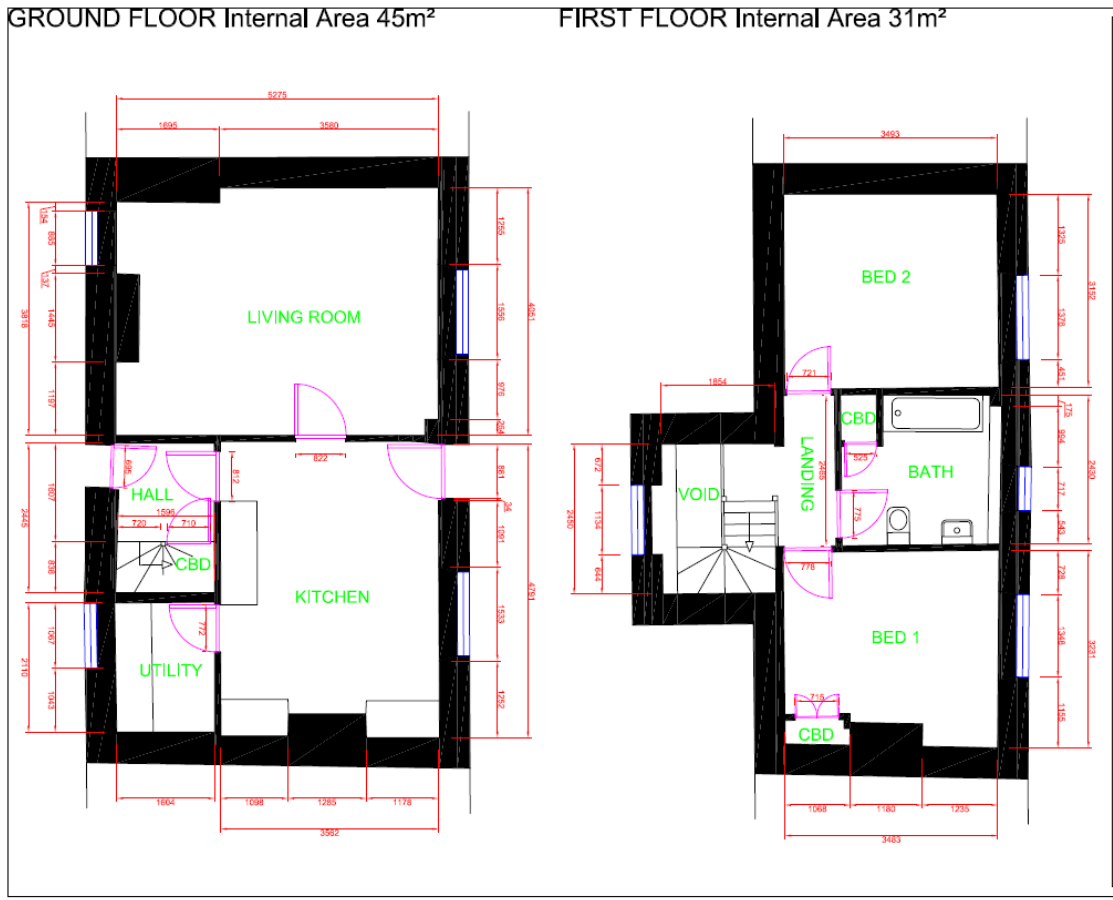
The accommodation is arranged over two floors and comprises:

- Kitchen/Diner
- Utility
- Sitting room
- Two bedrooms
- Bathroom (WC, washbasin, and bath with shower over)

GENERAL INFORMATION

TENURE	The property will be offered unfurnished on an Assured Shorthold Tenancy Agreement, with a fixed term of six months.
RENT	£1,045 per calendar month, payable in advance by standing order on the first day of each month.
DEPOSIT	£1,205 being equivalent to five weeks rent.
SERVICES	Mains electricity and water. Gas central heating throughout.
COUNCIL TAX	Band C
VIEWINGS	Viewings strictly by appointment.

FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE (EPC)

