Instinct Guides You



Lilly Lane, Chickerell
£1,500 PCM

- Beautifully Presented
- Modern Kitchen/ Diner
- Established Development
- Driveway & Garage
- Council Tax Band D
- Three Bedrooms
- Modern Bathroom
- Close To Schools & Amenities
- Courtyard Setting To The Rear
- EPC = B







WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

A BEAUTIFULLY PRESENTED, MODERN three-bedroom house with GARAGE, DRIVEWAY & MODERN KITCHEN/DINER in CHICKERELL. This stunning family home is situated in a peaceful location on Lilly Lane within close proximity to many amenities including POPULAR SCHOOLS, pubs, supermarket and coffee shop.

Stepping through the front door the tiled entrance hallway, with stairs to the take you to the first floor, a modern downstairs toilet, kitchen/diner and living area.

The living room, situated to the right of the hallway, benefits from a front aspect window with westerly aspect, allowing the afternoon light to flood through. The kitchen/ diner is situated to the rear of the property and benefits from high gloss wall and base units with wood effect work surfaces. The kitchen boasts a range of integral appliances including an eye level AEG double oven, five ring gas hobs with extractor hood over, Electrolux fridge/freezer, dishwasher and one and a half bowl sink unit. The room is complete with Porcelanosa tiled flooring, and modern splashbacks giving the room a contemporary feel.

Ascending to the first floor a landing space providing loft access, two storage cupboards and doors to the upstairs rooms. The main bedroom is a double, providing space for a double bed and wardrobe. The second and third bedrooms are both adequate sizes; both overlooking the rear. All bedrooms benefit from TV points, whilst the master has the addition of a satellite point. A family bathroom leads from the landing boasting Sottini sanitary ware including a 'P' shaped bath with glass shower screen and modern shower unit over, a close coupled WC and wall mounted basin complete with tiled walls.

Stepping out the back door the rear garden has been landscaped with a two artificial lawned areas plus patio, perfect for BBQ's. A rear gate leads to the driveway & garage (with power).

Available Mid January 27

EPC=B

Council Tax is band D









Room Dimensions

Living Room 14'2 x 9'9 (4.32m x 2.97m)

Kitchen/ Diner 17'4 x 8'8 < 9'8 (5.28m x 2.64m < 2.95m)

Bedroom One 11'4 x 9'6 max (3.45m x 2.90m max)

Bedroom Two 11'9 x 8'8 (3.58m x 2.64m)

Bedroom Three 8'4 x 6'9 (2.54m x 2.06m)

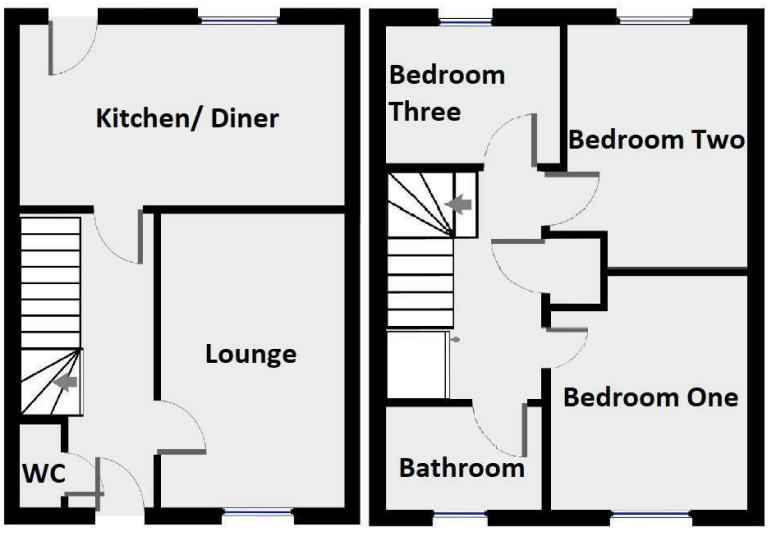
Application Process

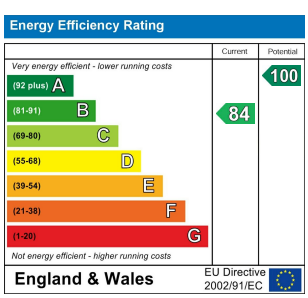
Due to the current high level of demand, we are asking all prospective tenants to submit an application prior to viewing. Once in receipt of an application, the landlord will shortlist those applicants to a select few, ensuring we are only conducting viewings with relevant parties.

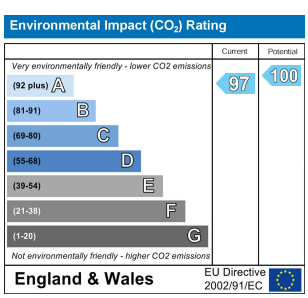
IMPORTANT: Prior to submitting an application, please conduct all other investigations to satisfy yourself with the property - a drive by of the location, viewing the virtual/ video tour (where available), studying the floor-plan/ measurements/ photos.

Please copy and paste the link below into your web browser if you would like an application:

wilsontominey.co.uk/application







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.