63 Old Road
Derry Hill, Calne, SN11 9PF

TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY
Rent £1,120 per calendar month, plus outgoings

For further information please contact Lorraine Hulbert at the Bowood Estate Office
Tel: 01249 810 953 | E-mail: propertymanager@bowood.org
63 Old Road is a charming three-bedroom end-of-terrace period cottage on the edge of Derry Hill/Studley, that benefits from a large garden and off-road parking.

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

The accommodation (c.872 ft²) is arranged over two floors and comprises:

- Kitchen/dining room
- Sitting room
- Three bedrooms
- Bathroom (WC, washbasin, bath, electric shower)

**GENERAL INFORMATION**

**TENURE**

The property will be offered unfurnished on an Assured Shorthold Tenancy Agreement, with a fixed term of six months.

**RENT**

£1,120 per calendar month, payable in advance by standing order on the first day of each month.

**DEPOSIT**

£1,292 being equivalent to five weeks rent.

**SERVICES**

Mains electricity and water. Oil fired central heating throughout.

**COUNCIL TAX**

Band E.

**VIEWINGS**

Viewings strictly by appointment.
Particulars prepared 6th December 2023. Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied. Successful tenants should keep a copy of these particulars for future reference.