



**29a , Beanacre
Melksham, Wiltshire SN12 7PT**



£1,550 Per Month

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TO LET -PET FRIENDLY- READY NOW - Dog friendly (by negotiation) Beanacre- A lovely and spacious four bedroom detached family home that has been in private ownership and has never been rented before. The property is situated in the popular location in Melksham known as 'Beanacre' which lies on the fringe of the town. .

To Let

PET FRIENDLY - READY NOW - CALL FOR DETAILS AND VIEWING -A lovely and spacious detached family home that has been in private ownership and has never been rented before. The property is situated in the popular location in Melksham known as 'Beanacre' which lies on the fringe of the town. This stunning residence will be ready to rent from the 1st November. For full details and to arrange a viewing call 01225 759123.

Storm Porch

With light and front door to:

Hall

14'9 x 7'8 (4.50m x 2.34m)

Wood flooring, staircase, radiator, smoke alarm.

Lounge

13'11 x 16'3 (4.24m x 4.95m)

Window to front, fireplace, wall lights, radiator.



Kitchen / Dining

12' x 24'5 (3.66m x 7.44m)

Window to rear, a lovely fitted kitchen with a wide range of wall and base units, worktops. hob, oven, fridge, wood dresser.

Utility Room

7' x 11'7 (2.13m x 3.53m)

Window and door, worktops, plumbing for washing machine, space for dryer.

Conservatory

12'3 x 11'10 (3.73m x 3.61m)

Upvc double glazed, radiator, doors to garden.

Cloakroom

7'10 x 4'10 (2.39m x 1.47m)

Window, wc, basin, radiator.

Office

7'5 x 13'5 (2.26m x 4.09m)

Windows, radiator, wood flooring.

Landing

Window to front, smoke alarm.

Bedroom One

10'5 x 13'5 (3.18m x 4.09m)

Window to front, radiator.

En Suite

With shower cubicle, basin, wc, heated towel radiator.

Bedroom Two

11'9 x 13'11 (3.58m x 4.24m)

Window to front, radiator.



Bedroom Three

11'11 x 11'4 (3.63m x 3.45m)

Window to rear and side, radiator.

Bedroom Four

11'8 x 11'11 (3.56m x 3.63m)

Window to rear, radiator.

Bathroom

7'11 x 8' (2.41m x 2.44m)

Window to rear, bath, basin, wc, wall and floor tiles, airing cupboard



Outside

The home is approached via a lane and a walled access leads to the gravel driveway. The generous garden is level and laid mainly to lawn and enclosed with fencing and hedging. Patio and gravel areas. Log Store area.

Garage

Use of single garage.

Letting Process

We will email you the referencing application form which will come via 'Vouch Referencing', this must be filled in and sent back so the application and referencing can commence. Reference results are normally completed within a week.

Once we have a 'Pass' reference we will confirm with you a move in date and also confirm the funds you need to pay (i.e Initial Rent & Deposit.) prior to moving in.

You will be sent the Draft STA – (Shorthold Tenancy Agreement) for signature along with a Standing Order form which will set out the agreed rent payments dates for you to set up with your bank.

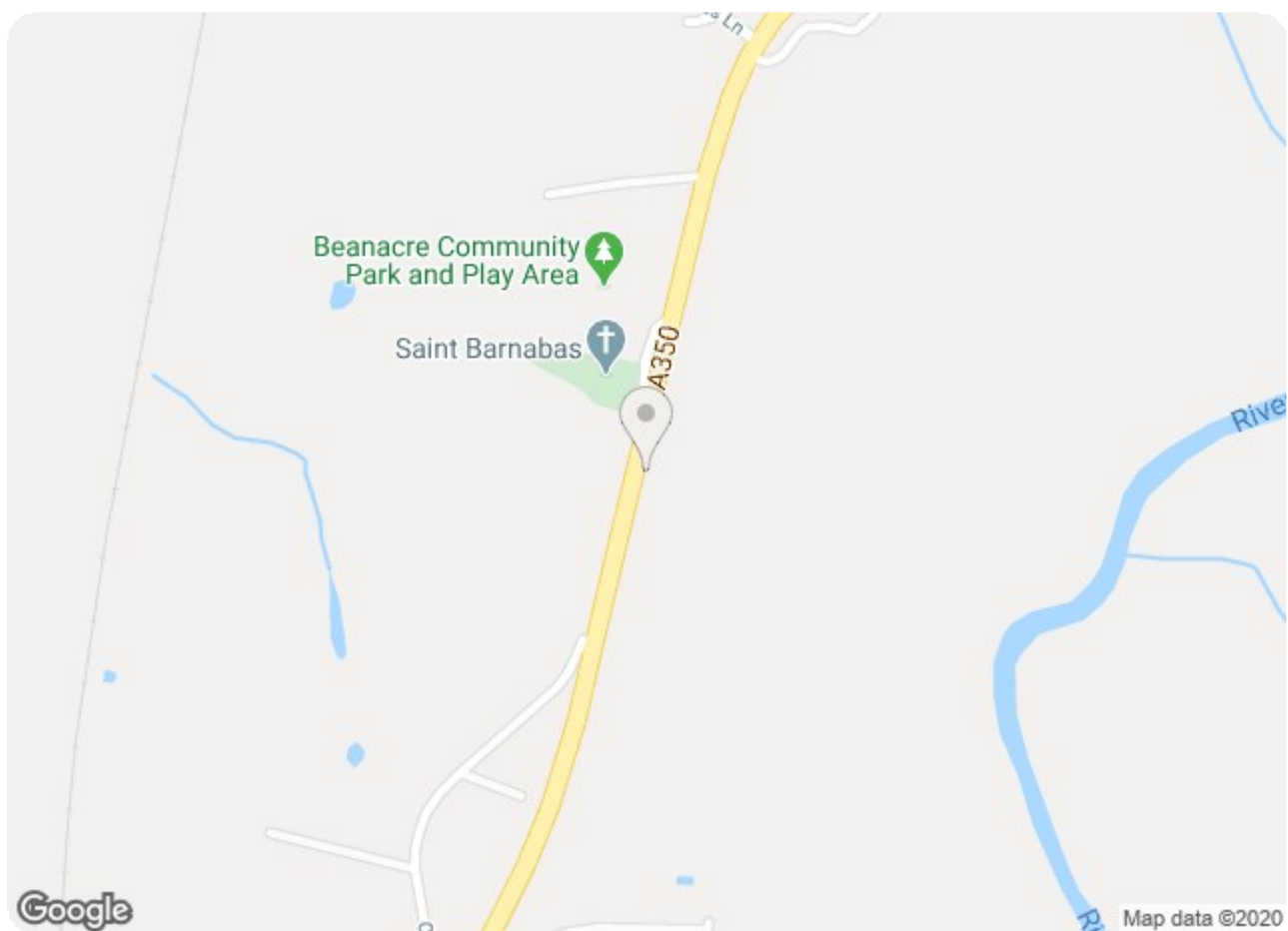
GDPR –Privacy Policy -DK Residential are committed to respecting your privacy and confidentiality. The personal information we collect when you register is necessary so we can supply you with the full information and services you have requested. We will never sell your personal data.

Viewing Arrangements

By appointment with DK Residential 01225 759123
dkresidential@btconnect.com

Opening Hours - Monday to Friday 9am to 6pm
 Saturday 9am to 4pm





Energy Efficiency Rating

Source	Current (%)	Future (%)
Very energy efficient - lower running costs	21 (wind) A	21 (wind) A
21-41% B	21 (wind) B	21 (wind) B
41-61% C	21 (wind) C	21 (wind) C
61-81% D	21 (wind) D	21 (wind) D
81-100% E	21 (wind) E	21 (wind) E
Not energy efficient - higher running costs	21 (wind) F	21 (wind) F
Not energy efficient - higher running costs	21 (wind) G	21 (wind) G

Environmental Impact (CO₂) Rating

Source	Current (%)	Future (%)
Very environmentally friendly - lower CO ₂ emissions	21 (wind) A	21 (wind) A
21-41% B	21 (wind) B	21 (wind) B
41-61% C	21 (wind) C	21 (wind) C
61-81% D	21 (wind) D	21 (wind) D
81-100% E	21 (wind) E	21 (wind) E
Not environmentally friendly - higher CO ₂ emissions	21 (wind) F	21 (wind) F
Not environmentally friendly - higher CO ₂ emissions	21 (wind) G	21 (wind) G

England & Wales

EU Directive 2009/28/EC

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