



LOWER COTTAGE, MILTON LILBOURNE, SN9

£1,150 per month*

Carter Jonas

LOWER COTTAGE, MILTON LILBOURNE, PEWSEY, WILTSHIRE, SN9 5ND

- Three Bedrooms
- Kitchen
- Sitting Room with log burner
- Large country Garden
- Off Road Parking

LOCATION

The village of Milton Lilbourne is set amidst unspoilt countryside in an Area of Outstanding Natural Beauty. It is within a short distance from the large village of Pewsey with excellent schools, leisure centre and main line station, the area also provides a range of local amenities including shops, pubs and doctors surgery. The well regarded Lawn Farm Shop is within walking distance.

THE PROPERTY

This unfurnished pretty three bedroom semi detached cottage has recently undergone a programme of refurbishment. There is a useful enclosed porch giving access to the downstairs accommodation, good sized sitting room with log burner, kitchen with larder cupboard and downstairs shower room. Upstairs are three bedrooms, the largest has a double aspect.

OUTSIDE

The garden is large and fully enclosed with two garden sheds and a brick built outhouse with power. Off road parking for one car.

The landlord will be looking for a minimum 12 month initial tenancy. Pets considered on a case by case basis

Council Tax Band: C

The holding deposit for the property will be £265.38 and the deposit £1,326.92 subject to the rent being as advertised at £1,150 pcm.

Services: Mains water and drainage, electric heating.

A newly refurbished three bedroom character cottage set in the beautiful village of Milton Lilbourne, a short drive from local amenities in the village of Pewsey, along with the railway station offering direct links to London Paddington.



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

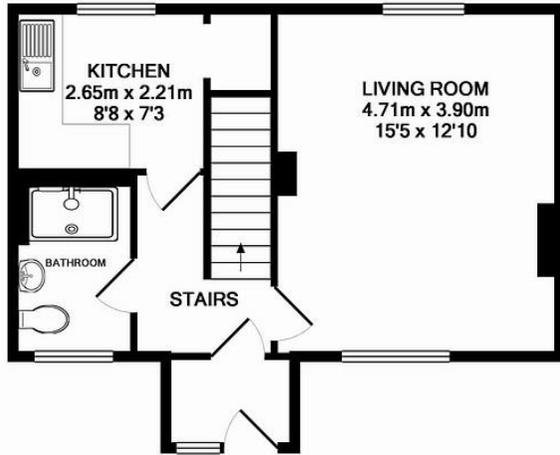
Viewing Strictly by appointment

Local Authority Council Tax Band C

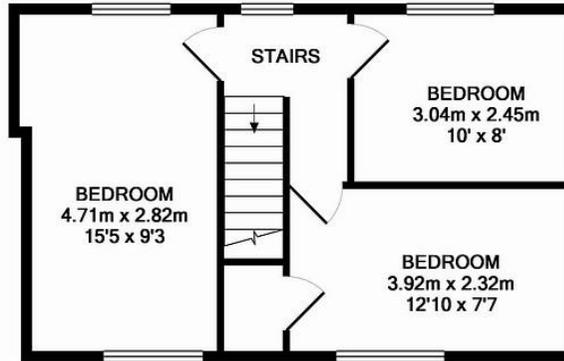
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(391 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(382 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.8 SQ.M. (773 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT INFORMATION

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*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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