



**ELCOT LANE, MARLBOROUGH, SN8**  
£2,200 per month\*

**Carter Jonas**



# ELCOT LANE, MARLBOROUGH, WILTSHIRE, SN8

- Kitchen
- Utility
- Open plan Dining/Sitting room
- Sunroom
- Main Bedroom with ensuite
- Two further double bedrooms
- Home office/Bedroom 4

## LOCATION

This spacious bungalow is quietly situated on Elcot Lane on the eastern side of Marlborough, yet within easy walking distance of the popular high street, which offers an eclectic mix of independent shops, high end retailers, pubs, cafes and restaurants. There are numerous cycle trails and it is a short car journey to the historic attractions of Avebury and Stonehenge or walking in Savernake Forest. This charming area has much to offer, from shopping in Swindon's outlet to exploring the nearby market towns of Hungerford and Devizes, or a trip to Bath. Rail links to London and the West and M4 connections are at both Swindon and Hungerford.

## THE PROPERTY

The bungalow has been extended and improved, with the current owners adding a stunning family room with Velux windows, which flood the room with light and double French doors leading into the garden. The fully fitted kitchen, dining area and sitting room can be open plan or folding doors can close off the kitchen. A good sized utility room leads off the kitchen with a door leading out to the front garden. There are 3 double bedrooms, the main is a lovely room with newly installed ensuite with shower and separate bath, and French doors leading out onto the paved terrace. There is a home office/bedroom 4 and a newly installed shower room.

## OUTSIDE

The property is approached from Elcot Lane with driveway parking for 2-3 cars. The front is laid mainly to gravel and paving with 2 useful garden sheds and a bin tidy. There is also a vegetable garden. The rear garden is very private with a paved terrace

**A spacious 3 - 4 bedroom bungalow with driveway parking and gardens quietly situated within walking distance of the High Street.**





surrounding the house, a lawned area and well-established trees and shrubs. There is a covered gazebo area ideal for outside entertaining.

The landlord will be looking for a term of 6 to 12 months initially, subject to negotiation.

Council Tax Band: E

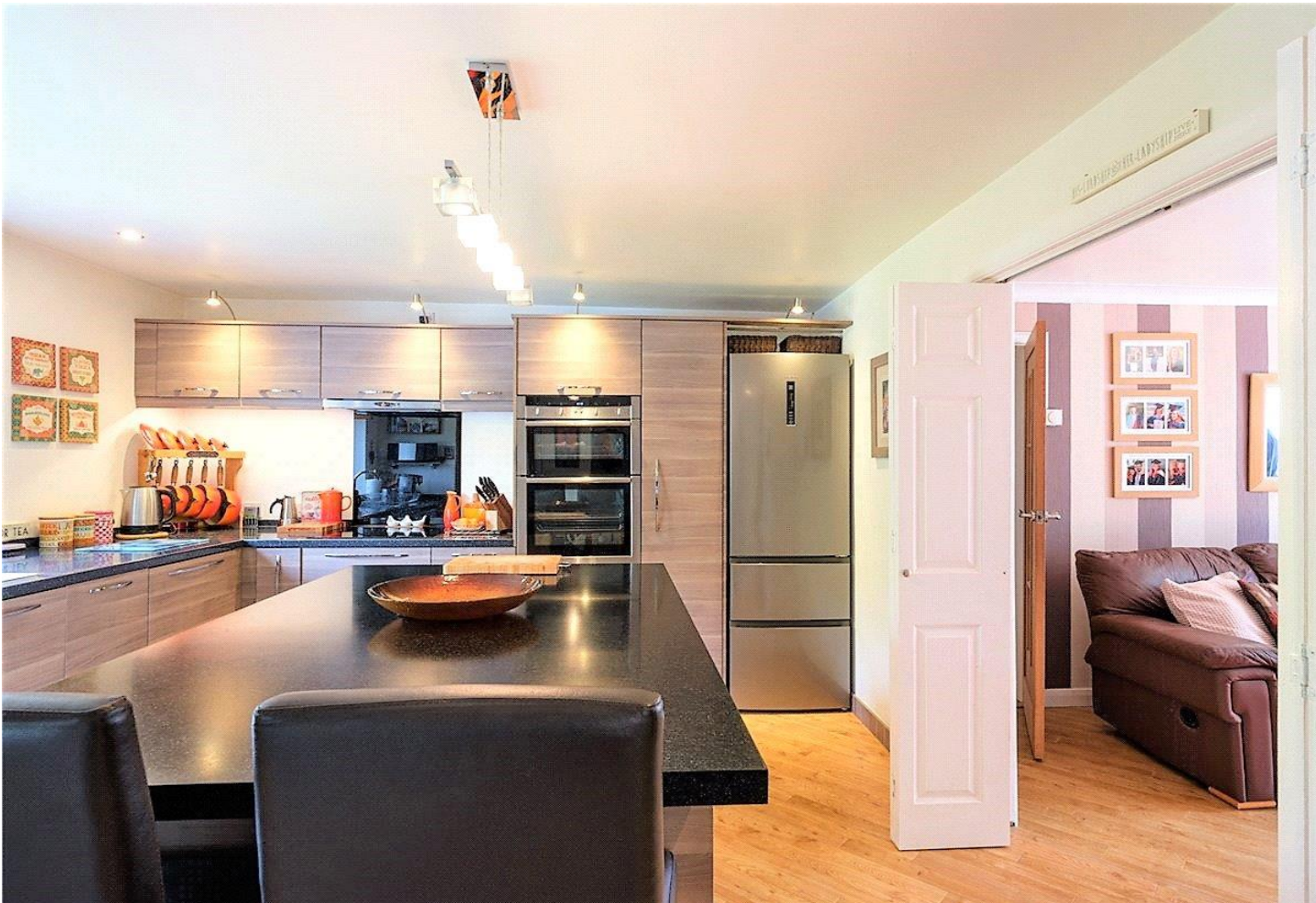
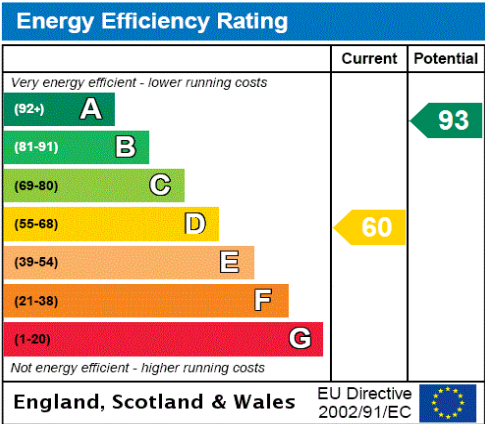
The holding deposit for the property will be £507.69 and the deposit £2,538.45 subject to the rent being as advertised at £2,200 pcm.

Pets: Considered on a case by case basis

Services: Mains water and drainage, Gas Central heating and electric.

ADDITIONAL INFORMATION

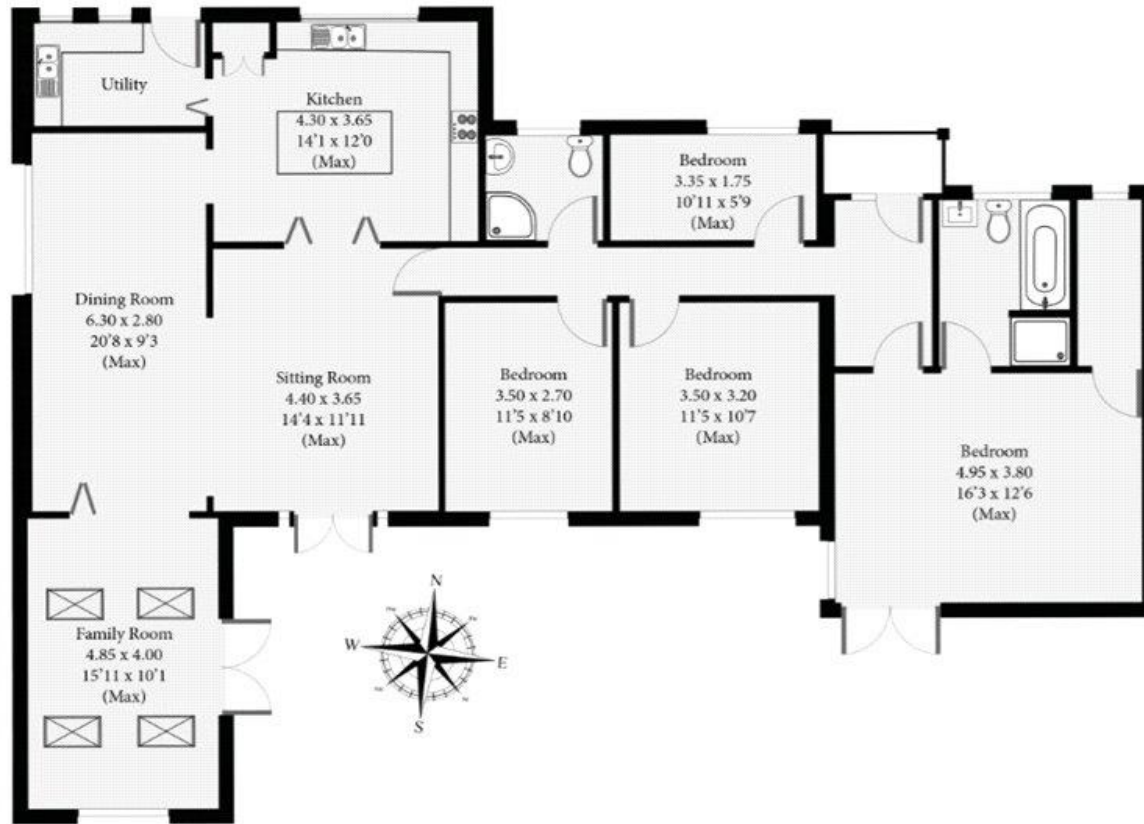
Offers	Available for a term of 6 to 12 months initially, subject to negotiation.
Viewing	Strictly by appointment
Local Authority	Council Tax Band E





**Aproximate GIA**  
142 Square Metres 1526 Square Feet

### Ground Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale  
Outbuildings are not shown to scale or orientation  
Produced by Lightfall



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