



**KENNET MEWS, MARLBOROUGH, SN8**  
£1,750 per month\*

**Carter Jonas**

---

## **KENNET MEWS, MARLBOROUGH, WILTSHIRE, SN8**

- Newly renovated
- Three bedrooms
- Stunning kitchen
- 12.4m (40ft) long open plan space
- Front garden and rear patio with seating for 6
- Quiet, green & open location just off the High Street
- Double glazing throughout
- Private parking and garage
- Gas Central Heating

### **LOCATION**

This stunning property is situated in a quiet and spacious mews development comprising of 10 houses each with their own private front and rear garden in the centre of Marlborough. Only a two minute walk away is the highly popular high street which offers an eclectic mix of independent shops, high end retailers, pubs, cafes and restaurants. This beautiful location next to the River Kennet offers peace and tranquillity whilst only being a stone's throw from the centre of the market town. A path by the river leads to Waitrose nearby. 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 accommodation is UNFURNISHED. The house has been recently renovated and is immaculately presented throughout. It comprises a separate entrance porch, downstairs cloakroom, an amazing and spacious open plan modern kitchen with all exceptionally high quality inbuilt white goods and appliances. The large and inviting sitting room links seamlessly with the kitchen offering a fantastic entertaining space. The dining area at the rear of the property is flooded with natural light from the French doors leading to the back patio garden. On the first floor the principal bedroom has an inbuilt wardrobe, a further double bedroom with

A recently refurbished and exceptionally high quality unfurnished three bedroom town house with garden, parking and a garage, situated in a beautiful location in the centre of Marlborough within a popular private Mews development.



inbuilt wardrobe storage and third single bedroom or study. The family bathroom benefits from bath with an overhead shower.

## OUTSIDE

To the front of the property is the inviting and landscaped garden expertly redesigned by Bunny Guinness, Chelsea Flower Show gold medal winner. There is residents parking along with the benefit of the use of a single garage. To the rear of the property is a pretty and enclosed garden patio area perfect for al fresco dining in the summer months.

The landlord will be looking for a minimum 12 month initial tenancy but would prefer longer.

Council Tax Band: C

The holding deposit for the property will be £403.84 and the deposit £1,019.23 subject to the rent being as advertised at £1,750 pcm.

Pets: No

Services: Mains water and drainage, gas heating and electric.



## ADDITIONAL INFORMATION

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

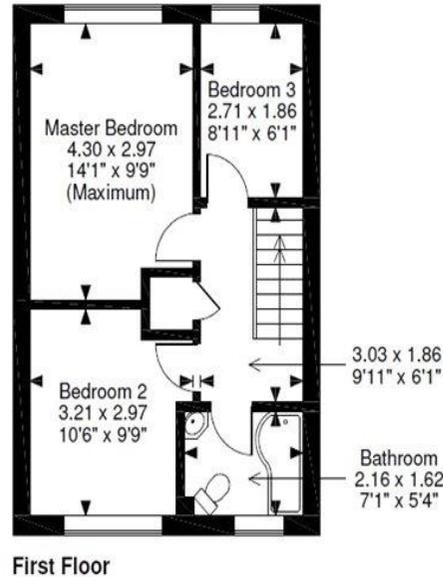
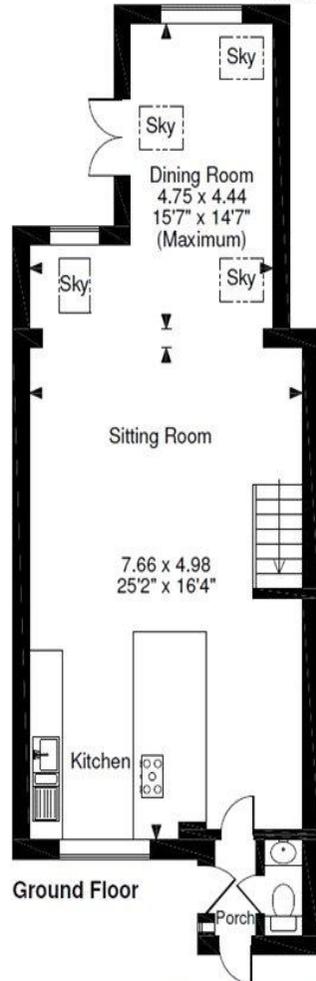
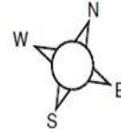
Viewing Strictly by appointment

Local Authority Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Kennet Mews, Marlborough**  
**Approximate Gross Internal Area**  
**1011 Sq Ft/94 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8419341/DGO



**T: 01672 519700**

93-94 High Street, Marlborough, Wiltshire, SN8 1HD  
 E: marlborough@carterjonas.co.uk

**carterjonas.co.uk**  
 Offices throughout the UK



**IMPORTANT INFORMATION**

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.