



**PORTFIELDS ROAD, MARLBOROUGH, SN8**  
£2,000 per month\*

**Carter Jonas**



# PORTFIELDS ROAD, MARLBOROUGH, SN8

- Four Bedrooms
- Garden
- Garage
- Driveway Parking
- Stunning Views
- New Build

## LOCATION

Marlborough is a small market town situated in the picturesque North Wessex Downs Area of Outstanding Natural Beauty and is known for its historic charm, beautiful countryside, and excellent schools. As a place to live, Marlborough has a lot to offer. The town has a thriving community with a variety of local shops, restaurants, and cafes, as well as several supermarkets. There are also plenty of cultural and recreational opportunities available, including a museum, a theatre, and several sports clubs.

Marlborough is also known for its excellent schools, with a range of options available for both primary and secondary education. The town is home to Marlborough College, an independent school, and St John's School. The town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

## THE PROPERTY

This unfurnished property comprises of an entrance hall, open plan kitchen diner with integrated appliances including oven and gas hob, fridge freezer, washing machine and dishwasher. French patio doors lead out to the rear enclosed garden. Off the kitchen is a useful utility room and WC and rear door access. There is a large triple aspect living room extending to over 20 ft long complete with french patio doors leading to the rear garden. Upstairs a central landing leads to the four bedrooms, the principal bedroom has a shower ensuite. There are a further two double bedrooms and the fourth bedroom would make an excellent nursery/single room/office

A rare opportunity to rent this four-bedroom detached property in this exciting new development in Marlborough complete with an enclosed garden, a garage, driveway, and stunning views of the surrounding countryside.



space. A separate bathroom serves the three remaining bedrooms with shower over bath.

OUTSIDE

There is driveway parking for two cars and a garage that could facilitate a third car if needed. The garage benefits from a side door leading into the garden and provides access to the rear of the house. The garden is mainly laid to lawn and has a small patio are, perfect for the summer months.

The holding deposit for the property will be £461.53 and the deposit £2,307.69 subject to the rent being as advertised at £2,000 pcm.

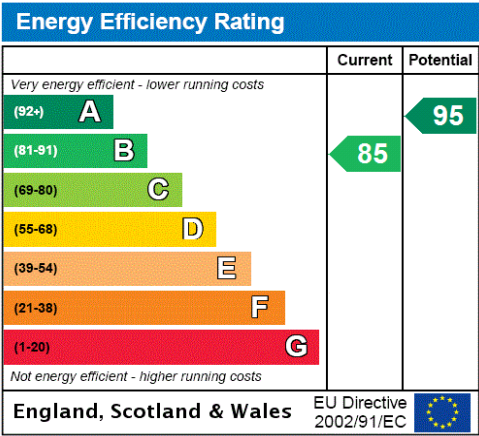
Services: Gas central heating, electric and mains drainage.

Pets considered on a case-by-case basis.

Term: 12 month tenancy, longer terms would be considered.

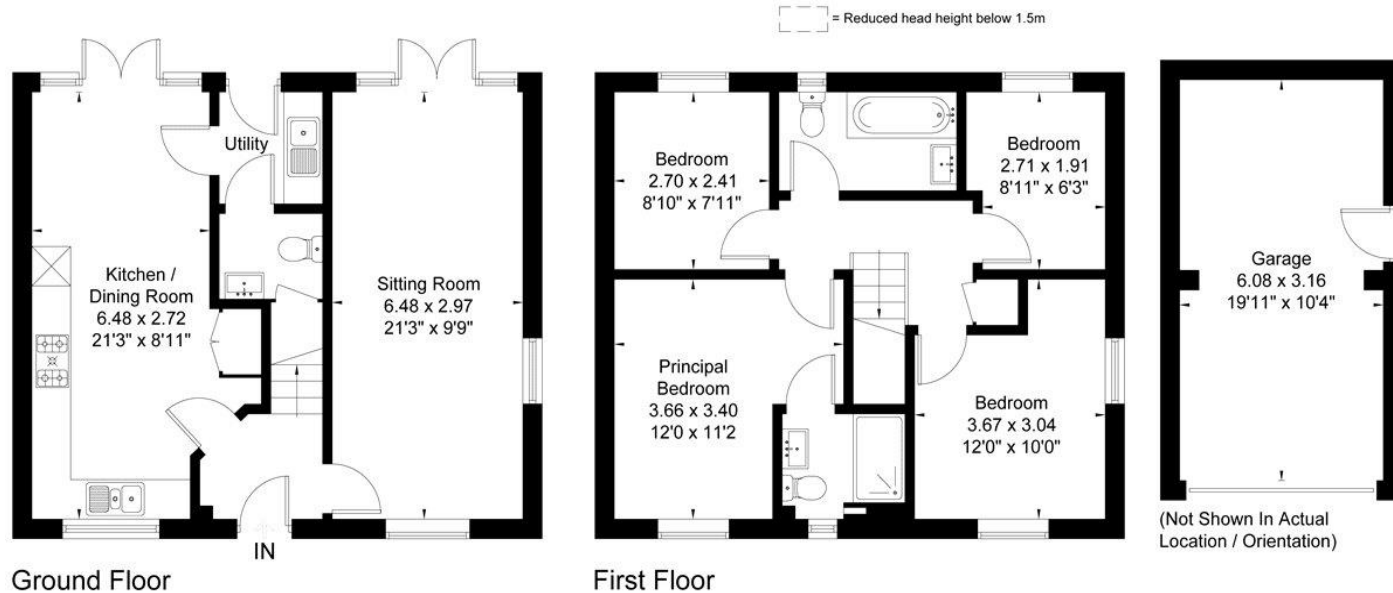
ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms would be preferred
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band E





Portfields Road, Marlborough, SN8  
 Approximate Area = 1086 sq ft / 100.9 sq m  
 Garage = 208 sq ft / 19.3 sq m  
 Total = 1294 sq ft / 120.2 sq m  
 (Including Limited Usage Area (15 sq ft / 1.4 sq m))



Surveyed and drawn in accordance with the International Property Measurement Standards  
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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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