



AVON PLACE, Pewsey SN9
£1,700 per month*

Carter Jonas

AVON PLACE, PEWSEY, WILTSHIRE, SN9

- Kitchen/Sitting Room
- Cloakroom
- Main Bedroom Suite
- Family Shower Room
- Three Further Bedrooms
- Private Cottage Garden
- Two Parking Spaces

THE PROPERTY

The property is situated in the heart of Pewsey moments away from the High Street. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community. The village provides a comprehensive range of shops and amenities including well-regarded private and state schools, a sports centre with swimming pool, various pubs and restaurants. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

This expansive property comprises of an open plan kitchen/sitting room with bespoke kitchen, wooden flooring, living area and space for a dining table. French Doors open to the pretty cottage garden. Completing the downstairs accommodation is a hallway with plenty of space for hanging coats and a cloakroom.

The first floor could be used as the principal bedroom suite or alternatively as a large reception room. The fully tiled family shower room offers a double width shower and serves all the bedrooms. To the top floor are two further double bedrooms and a single third bedroom which makes the perfect home office. Outside, the rear cottage garden is mainly paved with a raised decked seating area. The garden is completely enclosed and private and adjoins the River Avon. To the front of the property are views over the River Avon and the King Alfred Statue. A short walk away are two allocated private parking spaces for the property.

The landlord will be looking for a minimum 12 month let.

Council Tax Band: D (Wiltshire Council Website for current cost) /
EPC: E

The holding deposit for the property will be £392.30 and the deposit £1,961.50, subject to the rent being as advertised at £1,700 pcm.

An impressive three to four bedroom end of terrace house situated in the heart of Pewsey and overlooking the River Avon.



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

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTP, FTTC, or ADSL.

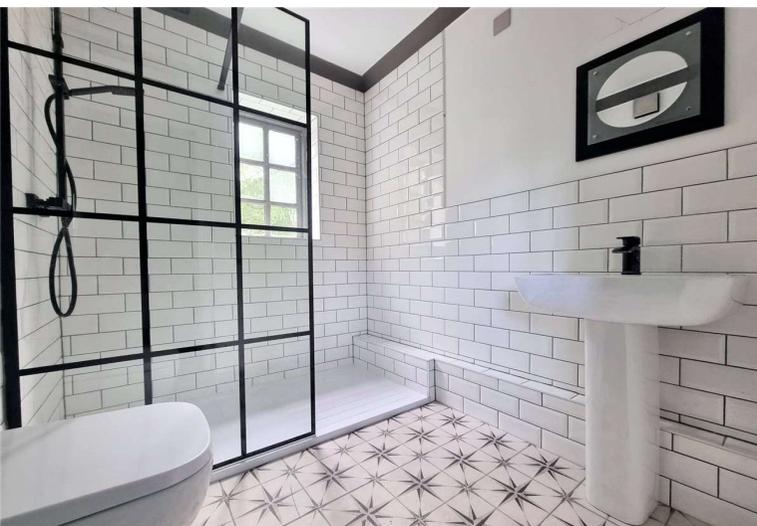
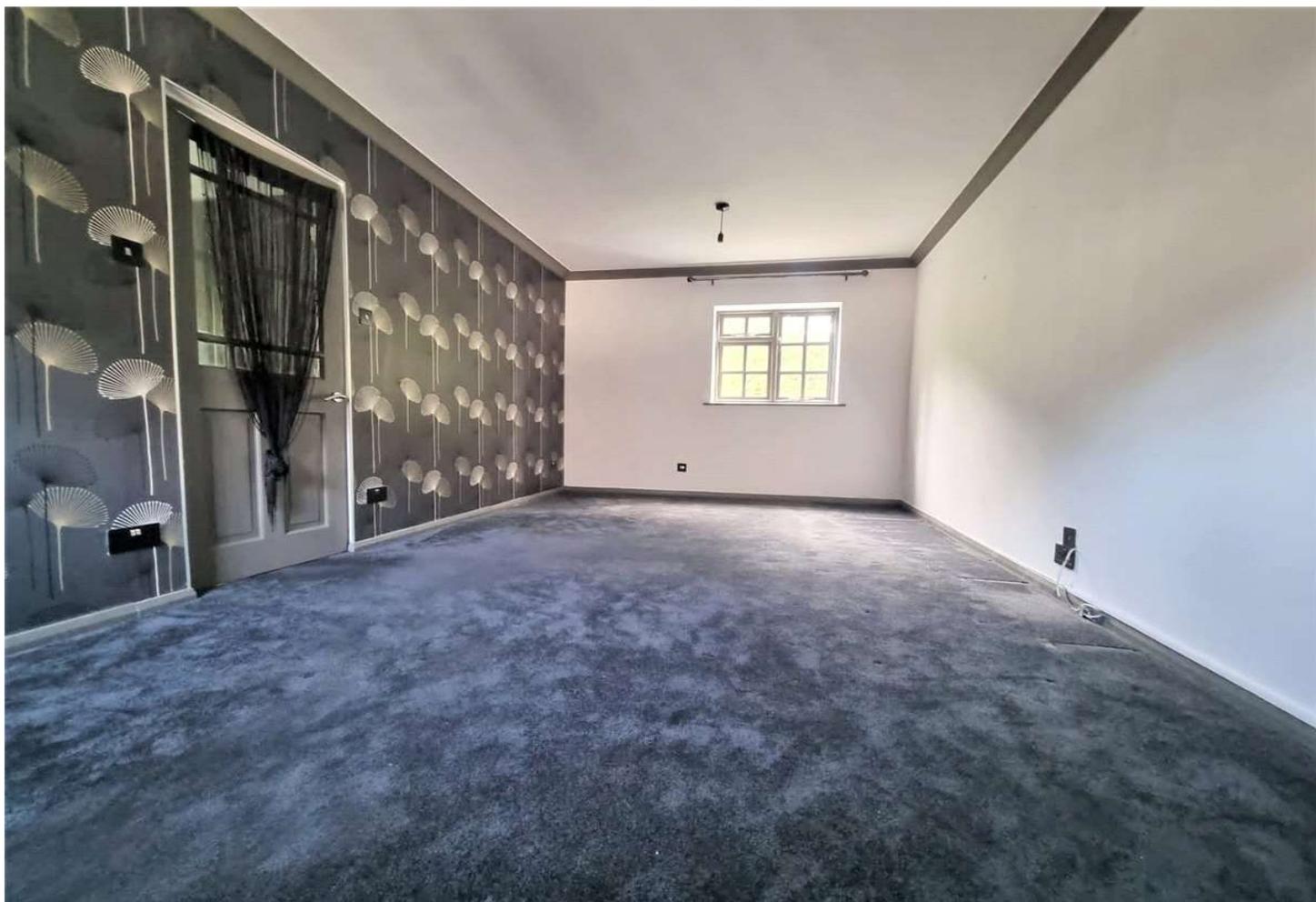
ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms preferred

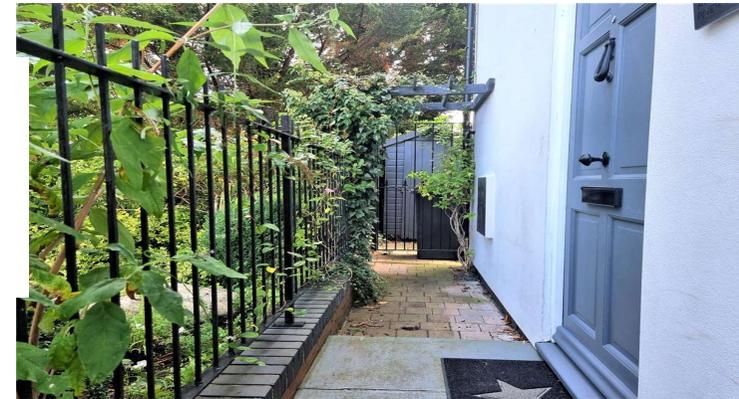
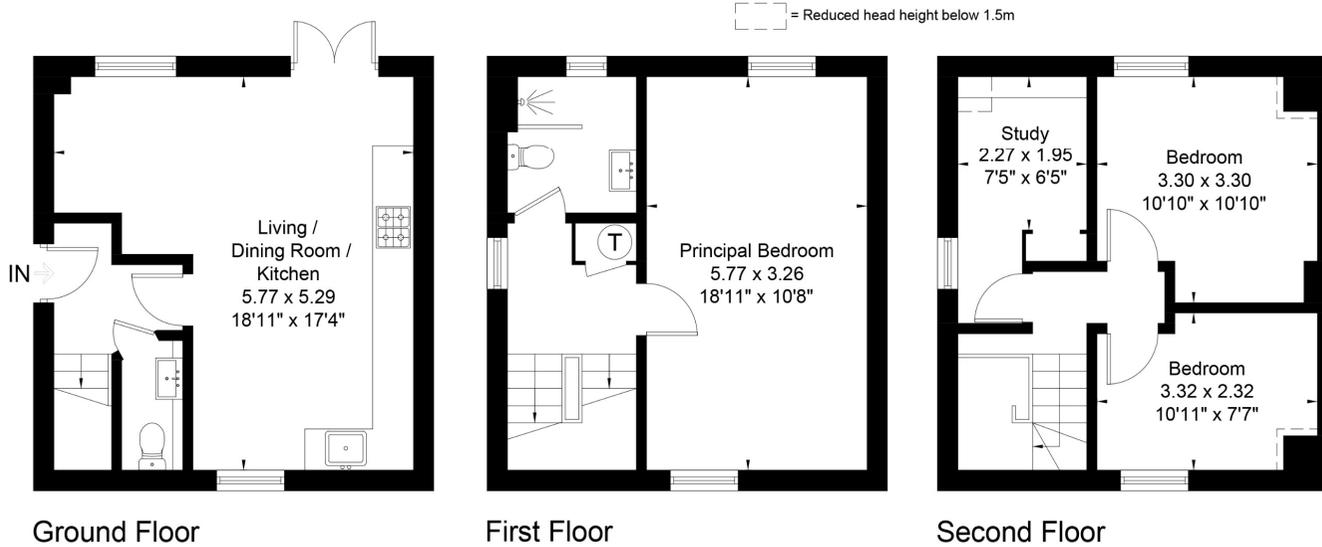
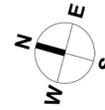
Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



River Street, Pewsey, SN9
Approximate Area = 986 sq ft / 91.6 sq m
Including Limited Use Area (5 sq ft / 0.5 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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