



COOMB MEADOW, Burbage SN8
£1,550 per month*

Carter Jonas

COOMB MEADOW, Burbage SN8

Beautifully presented three bedroom house in a quiet cul de sac.

EPC C

THE PROPERTY

The property is situated at the edge of the popular village of Burbage. Burbage itself is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest. The village has excellent local facilities including a nursery school, primary school, shop, a public house, a doctor's surgery and a recently reinstated petrol station with post office. Burbage is within the catchment of St. John's School in Marlborough with bus connections. The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. Intercity rail connections can be found at Hungerford, Great Bedwyn and Pewsey.

Downstairs the property comprises of an entrance hall, downstairs loo/boot room, kitchen-diner, leading out to a conservatory and a spacious living room featuring a new wood burning stove.

Upstairs there are 3 double bedrooms, family bathroom and an en-suite.

Outside at the back of the property there is a good size garden and a large garage-sized workshop.

Parking is available at the front of the property.

Council Tax Band: C (Wiltshire council Website for cost)

EPC C

The holding deposit for the property will be £357.69 and the deposit £1,788.46 subject to the rent being as advertised at £1,550 pcm.

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

Internet & Mobile: Further information on availability and speeds can be found at

Ofcom website. Internet services available are FTTC or ADSL



ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



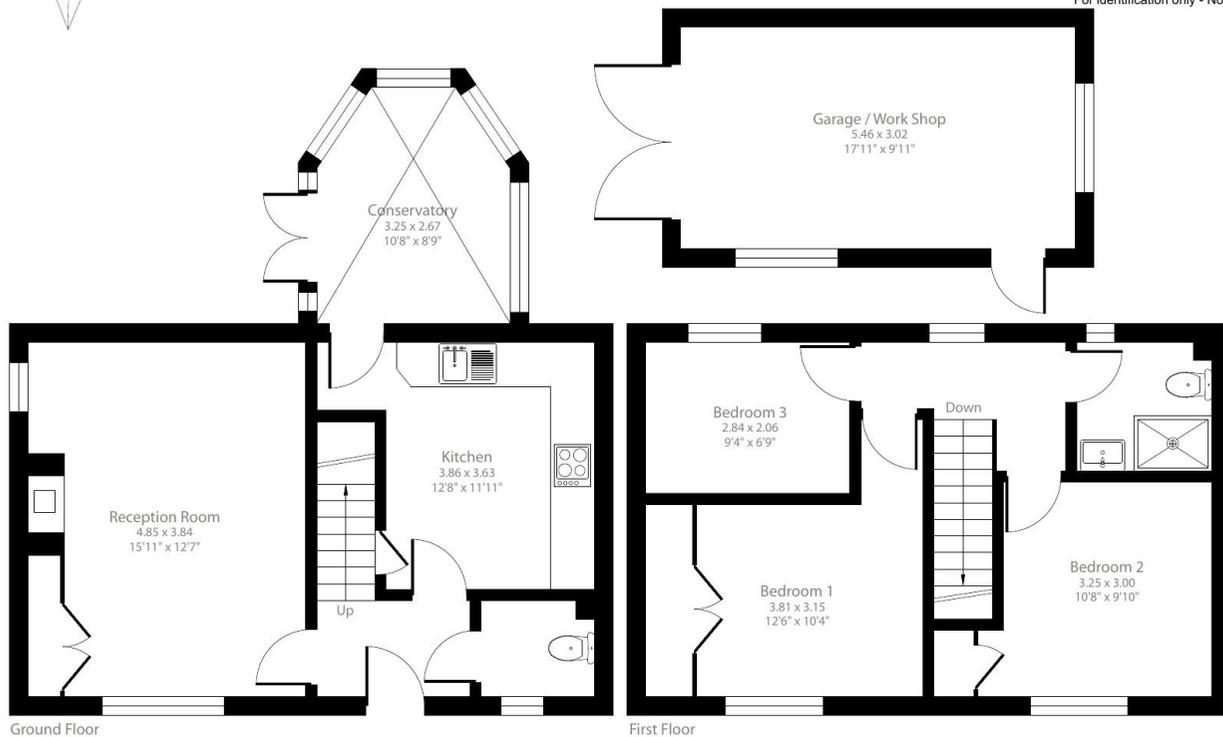
Coomb Meadow, Burbage, Marlborough, SN8

Approximate Area = 919 sq ft / 85.3 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1099 sq ft / 102 sq m

For identification only - Not to scale



Ground Floor

First Floor



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Carter Jonas. REF: 1149405



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Classification L2 - Business Data

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