



BOWDEN HILL, LACOCK, SN15
£875 per month*

Carter Jonas

BOWDEN HILL, LACOCK, CHIPPENHAM, SN15

A rare opportunity to rent this three bedroom cottage in the highly desirable Bowden Hill with far reaching views of the rolling Wiltshire countryside.
Council Tax Band: D

- Three Bedrooms
- Rural Location
- Storage Room
- Driveway Parking
- Stunning Views
- No Pets
- Please note there is ongoing construction and refurbishment works within the vicinity of the property. Please call our office for further information.

LOCATION

This property is situated just above the National Trust village of Lacock on Bowdon Hill. It is within walking distance of a local public house, and is approx. 1/2 a mile from Lacock village centre which is situated at the bottom of the hill. Approximately 12 miles from Bath, the nearest local towns are Corsham and Chippenham with junction 17 of the M4 at Chippenham just north on the A350.

THE PROPERTY

This UNFURNISHED property comprises an entrance porch, reception room with electric fireplace, a spacious kitchen with an area for a small dining table and space for white goods leading to a downstairs bathroom with electric shower over bath. Upstairs is the larger principal bedroom, a second double bedroom and a third smaller bedroom perfect as a single room or study. Gas central heating.

OUTSIDE

Outside is a driveway with space for up to three cars and a well-proportioned garden to the side of the property. Tenants will also have the benefit of a storage outbuilding on the side of the house. This cottage is situated in close proximity to ongoing refurbishment and construction works in the local vicinity and so the property is unfortunately not suitable for pets. Works are due for final completion in 2023. For further information please contact our office.



Tenancy Deposit = 5 weeks rent £1,009.62

Holding Deposit = 1 weeks rent £201.92

COVID 19

We recommend a virtual viewing initially, but should you wish to arrange a physical viewing we will be following the Government Coronavirus guidance and would ask you to ensure social distancing is observed at all times to protect all of us. Viewings will be limited to a maximum of 15 minutes and only a maximum of 2 people from the same household are permitted to view. Please bring a face covering as you may not be able to enter the property without one.

For more information please go to the Gov.uk website under Guidance > Government Advice on Home Moving during the Coronavirus Covid-19 outbreak.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band: D
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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. 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.