



WESTBURY ROAD, LITTLE CHEVERELL, SN10
£2,000 per month*

Carter Jonas

WESTBURY ROAD, LITTLE CHEVERELL, WILTSHIRE, SN10

- Two Bedrooms
- Council Tax Included
- Modern
- Rural Location
- No Pets
- Parking

LOCATION

Situated on a farm and located west of the village of Market Lavington and south of the town of Devizes. Devizes is around 7 miles to the north with comprehensive amenities including a weekly market. The Cathedral City of Salisbury and the World Heritage City of Bath are easily accessible. The village lies on the northern slopes of the Salisbury Plain with excellent accessibility to the surrounding areas. There are regular services to London Waterloo from Salisbury 19 miles and London Paddington from Chippenham 13 miles. The A303 to the south gives access to the M3 and junction 15 of the M4 is approximately 20 miles.

THE PROPERTY

This beautiful cottage annexe to the main Farmhouse provides stunning accommodation and far-reaching views of the surrounding countryside. The property comprises an entrance hall/utility room with white goods which then leads on to the spacious open plan kitchen and living room with downstairs WC. The main reception offers a woodburner and french patio doors leading to the shared garden. Upstairs there are two double bedrooms. The principle of which is a large double and the second bedroom offers two single beds, both of which are en-suite. Externally there is a rear garden which is shared with the Landlord but there is an allocated area for enjoyment throughout the tenancy. There is parking for at least two cars and the property is situated on a private farm accessed via secured electric gates. The property is offered FURNISHED and for a SIX MONTH LET ONLY.

SIX MONTH LET A beautifully presented two bedroom modern annexe on a rural farm in the popular village of Little Cheverell. Council Tax included in rent.



The landlord will be looking for a six-month let.

Council Tax Band: Included in Rent

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: Mains water and drainage, Oil.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority Wiltshire Council

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Approximate Area = 121 sq m / 1302 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Offices throughout the UK



Classification L2 - Business Data

IMPORTANT INFORMATION

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