



**CHURCH FARM COTTAGES, MILDENHALL, SN8**  
£1,150 per month\*

**Carter Jonas**



# MILDENHALL, MARLBOROUGH, WILTSHIRE, SN8

- Two Bedrooms
- Rural
- Garden
- Garage
- Driveway Parking

## LOCATION

This property is situated in the village of Mildenhall about 3 miles east of Marlborough and 5 miles from the popular village of Ramsbury, with far reaching views of the North Wessex Downs. The area is designated as one of "Outstanding Natural Beauty". The nearby historic market town of Marlborough provides an excellent range of shopping and leisure facilities. There are well regarded state and independent schools for all ages in the vicinity. The area has good rail and road communications including commuter services to London from Swindon (Paddington about 1 hour) and Great Bedwyn (Paddington about 70 minutes). Mildenhall is about 10 miles from Junctions 14 and 15 M4.

## THE PROPERTY

This UNFURNISHED accommodation comprises an entrance hallway, utility room with WC and plumbing for washing machine, kitchen with inbuilt electric cooker with four ring hob, space for dishwasher and freestanding fridge/freezer, a pantry, sitting room with an open fire. To the first floor: two double bedrooms and family bathroom with shower over bath. There is a beautiful enclosed rear garden. Garage, perfect for additional storage. Driveway Parking. Oil central heating.

The landlord will be looking for a minimum 12 month initial tenancy but will consider longer.

Council Tax Band: C

The holding deposit for the property will be £265.38 and the deposit £1,326.92 subject to the rent being as advertised at £1,150pcm.

A completely refurbished and well-presented two double bedroom cottage with brand new kitchen and bathroom with spacious enclosed rear garden and garage in this highly sought after village of Mildenhall.

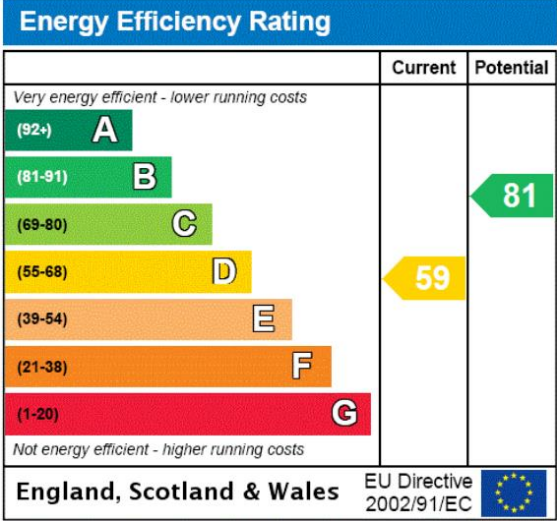


Pets: Considered on a case by case basis

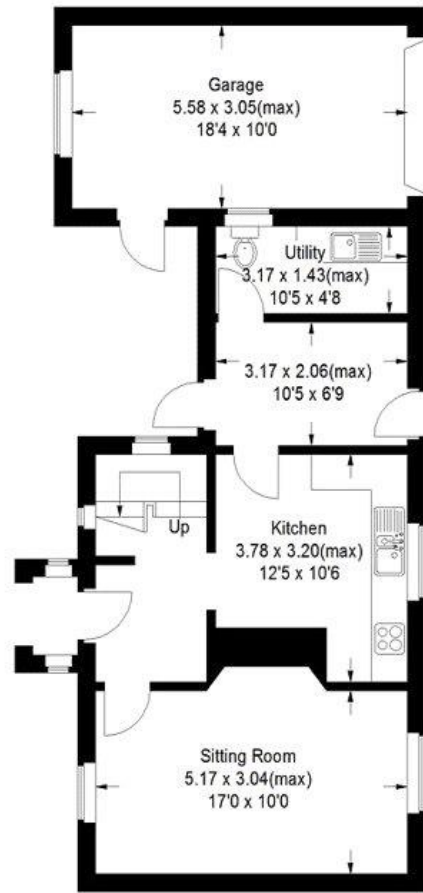
Services: Mains water and drainage, Oil Central heating and electric.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band C

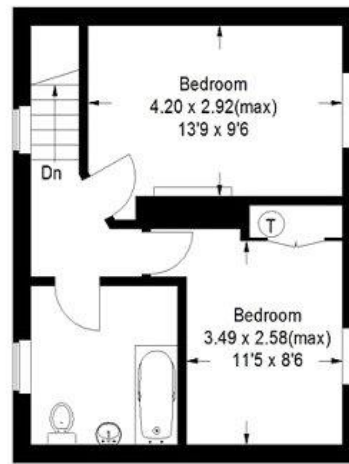






Ground Floor

Approximate Gross Internal Area  
 85.5 sq m / 920 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 102.7 sq m / 1105 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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