



SOUTHFIELD, WEST OVERTON, SN8

£1,400 per month*

Carter Jonas

SOUTHFIELD, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4HE

- Three Bedrooms
- Reception Room
- Bathroom
- Newly Refurbished
- Garden
- Garage
- Desirable Village Location

THE PROPERTY

The property is situated in the charming and peaceful village of West Overton, surrounded by far reaching views over adjoining open countryside. West Overton is a small village in the Kennet Valley surrounded by downland, which is a designated Area of Outstanding Natural Beauty and is situated 3 miles from the Neolithic site of Avebury, a World Heritage Site. Marlborough is approximately 4 miles to the east and Pewsey is approximately 6 miles away providing a fast rail link to London Paddington (1 hour). The M4 motorway is also within easy reach.

This newly refurbished three bedroom property comes UNFURNISHED. The property comprises an entrance hall which leads to an open plan living and dining area with dual aspect views to the front and rear and french patio doors leading directly onto the low maintenance garden. The brand new kitchen provides an integrated fridge freezer, microwave, dishwasher, washing machine and electric oven and hob. On the first floor are two double bedrooms both of a similar size, the principal of which has a built in wardrobe. The third bedroom can be used as either a single bedroom or would make an excellent study. The bathroom has a shower over bath. This property is well proportioned and would offer a great home to a couple or small family.

Council Tax Band: C

The holding deposit for the property will be £323.07 and the deposit £1,615.38 subject to the rent being as advertised at £1,400 pcm.

Services: Mains water and drainage, electric heating.

One Pet may be considered strictly on a case by case basis.

A newly refurbished three bedroom house with allocated off street parking and separate garage in the highly desirable village of West Overton.



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		89
(69-80) C		
(56-68) D	58	
(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



Classification L2 - Business Data

IMPORTANT INFORMATION

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