



MANTON DOWN, MARLBOROUGH, SN8

£2,350 per month*

Carter Jonas

MANTON DOWN, MARLBOROUGH, WILTSHIRE, SN8 1PL

- Detached cottage on country estate
- Kitchen/breakfast room
- Drawing room
- Utility with shower
- Double garage
- Garden

THE PROPERTY

The Manton Estate is situated on the outskirts of Marlborough set amongst the stunning Manton Downs. Only a short drive away is Marlborough town centre which offers a range of independent and major retailers on its thriving high street. The property is well placed for other centres including Swindon, Bath, Hungerford and Newbury. Major rail and M4 connections are at both Swindon and Hungerford with trains to London in as little as an hour.

The accommodation includes eat-in kitchen, drawing room, dining room, utility room with shower room and playroom/store room. Upstairs there is a principle bedroom with dressing room, three further bedrooms and a family bathroom.

Outside there is a lawned garden, drive-way and double garage.

Pets strictly on a case by case basis.

The landlord will be looking for a minimum 12 month let, longer terms preferred.

Council Tax Band: E

The holding deposit for the property will be £542.30 and the deposit £2,711.53 subject to the rent being as advertised at £2,350 pcm.

Services: Private water supply and drainage, Oil c/h, Electric.

Agents Note: Photography is from a previous tenancy.

A spacious four-bedroom house in a rural location with stunning views of surrounding countryside.



ADDITIONAL INFORMATION

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

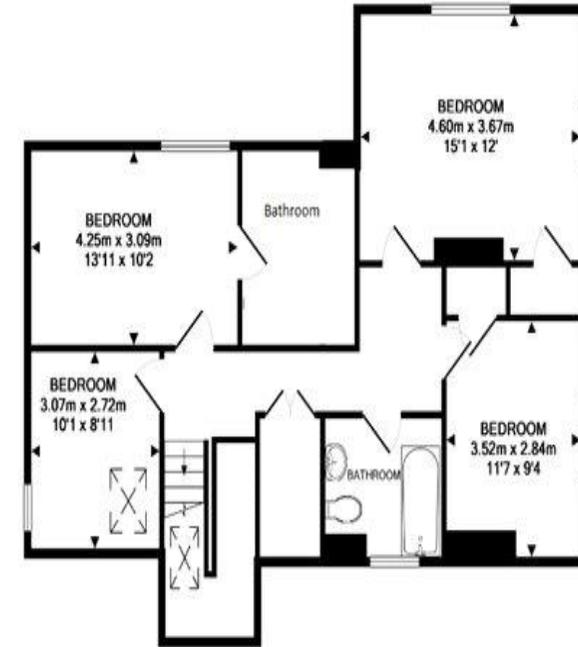
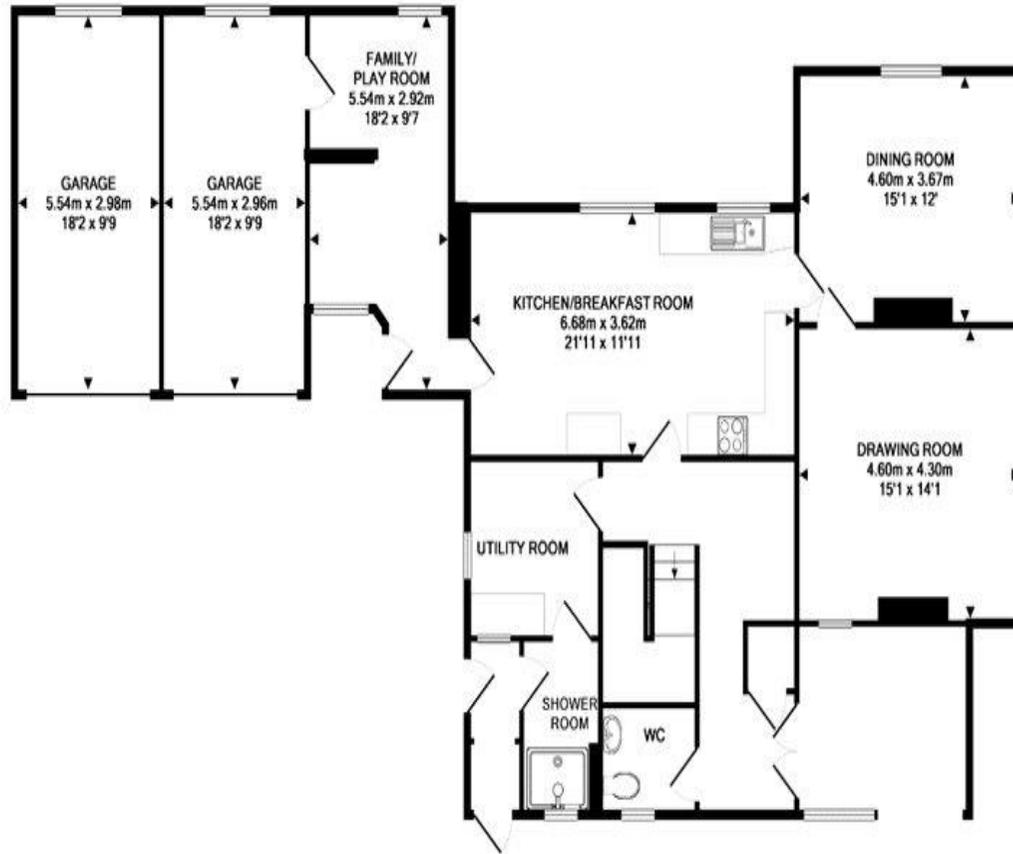
Viewing Strictly by appointment

Local Authority Council Tax Band E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 227.6 SQ.M. (2450 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62017

T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

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. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. 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.