



**MILL LANE, RAMSBURY, SN8**  
£1,250 per month\*

**Carter Jonas**



# MILL LANE, RAMSBURY, MARLBOROUGH, WILTSHIRE, SN8

- Two Bedrooms
- Furnished or Part Furnished
- On Street Parking
- Garden and Patio
- Modern
- No Pets

## LOCATION

Ramsbury is a highly regarded Kennet Valley village with an active village community which offers good day-to-day amenities with various shops, pubs, a health care practice, and an excellent primary school. The market towns of Marlborough and Hungerford are close at hand, whilst the larger commercial centre of Swindon is 12 miles away. The M4 motorway can be accessed at Junction 15 (about 12 miles) and there are trains to London Paddington from Swindon, Great Bedwyn and Newbury. The surrounding downland countryside is designated as an 'Area of Outstanding Natural Beauty' and numerous footpaths and bridleways surround the village.

## THE PROPERTY

This furnished property comprises of an entrance hall, separate kitchen with built-in oven and gas hob, light and spacious living room fully equipped with soft furnishings, the principal bedroom is a generous size and has excellent floor to ceiling built-in storage. The separate bathroom has a shower over bath and is finished to a high standard. To the first floor is a second bedroom/study area capable of accommodating a double or king size bed (double bed currently in situ) and a separate plant room/additional storage.

The property has been beautifully modernised to a high standard and can be offered furnished or part furnished subject to negotiation. Outside is a patio area benefitting from the morning sun and a small garden area which is laid to lawn. The property benefits from its own private access and parking is on-street.

A beautifully furnished two-bedroom thatched barn conversion situated in the heart of the highly desirable village of Ramsbury.





**Agent's Note:**

The property is situated opposite the Landlord's residence.

Electricity & Water/Waste charges are at a fixed additional cost of £100 pcm. Gas supply, Council Tax, Internet, and all other relevant utilities remain the responsibility of the Tenant.

The landlord will be looking for a minimum 12-month initial tenancy but would prefer longer.

Council Tax Band: C

The holding deposit for the property will be £288.46 and the deposit £1,442.30 subject to the rent being as advertised at £1,250 pcm.

No Pets

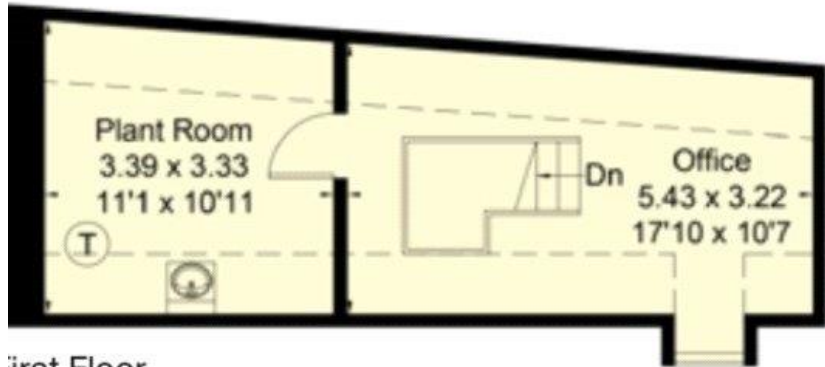
Services: Gas central heating, mains water and drainage, mains electric.

**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







First Floor



Ground Floor



T: 01672 519700

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

E: marlborough@carterjonas.co.uk



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Classification L2 - Business Data

#### IMPORTANT INFORMATION

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