



**BENSON CLOSE, MARLBOROUGH, SN8**  
£1,850 per month\*

**Carter Jonas**



# **BENSON CLOSE, MARLBOROUGH, WILTSHIRE, SN8**

- Living Room
- Kitchen/Breakfast Room
- Dining Room
- Utility
- Study
- 4 Bedrooms
- 2 Bathrooms

## **LOCATION**

Benson Close is situated on the outskirts of Marlborough town centre in the popular area of College Fields. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose supermarket and several quality restaurants and cafes. In addition there are the shopping areas in Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The nearby leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

## **THE PROPERTY**

This unfurnished home comprises of an entrance hall, cloakroom, kitchen/breakfast room with inbuilt oven, four ring gas hob, fridge/freezer, dishwasher, utility room, sitting room with gas fire, dining room. To the first floor, main bedroom with ensuite shower room and built in wardrobes, two further double bedrooms and a further single bedroom, family bathroom with shower over bath. Fully enclosed private rear garden. Large double garage. Driveway parking.

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

Council Tax Band: G (Visit wiltshire council website for current cost)

A four bedroom detached family home in the sought after area of Benson Close, on the College Fields development, within walking distance of all local amenities and Marlborough High Street.





EPC: C

The holding deposit for the property will be £426.92 and the deposit £2,134.60 subject to the rent being as advertised at £1,850 pcm.

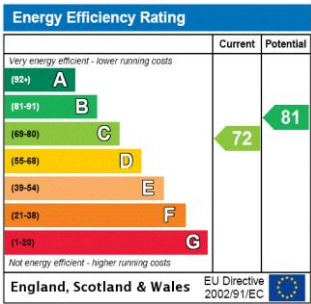
Pets: case-by-case basis

Internet & Mobile: Further information on availability and speeds can be found by visiting Ofcom website.

Utility Services: mains water supply and drainage, gas central heating and mains electric.

ADDITIONAL INFORMATION

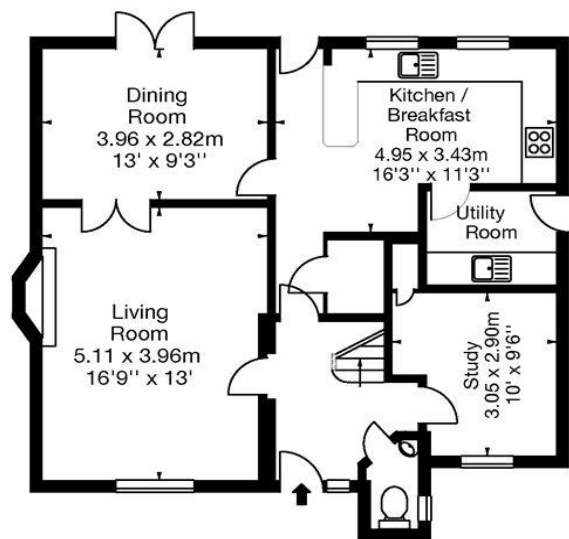
Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band G



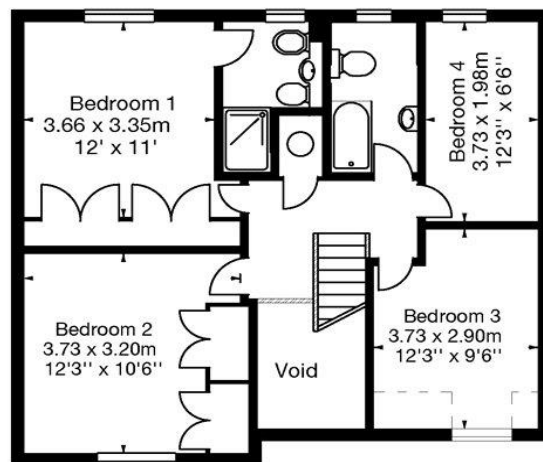


Approx. Gross Internal Area  
1551 Sq Ft - 144 Sq M

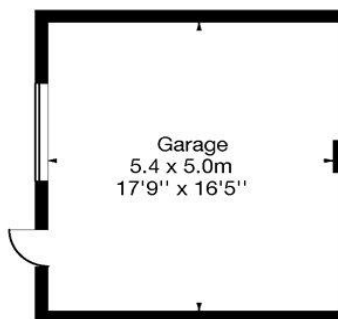
Garage  
Approx. Gross Internal Area  
293 Sq Ft - 27 Sq M



Ground Floor



First Floor



© Capture Property Marketing 2015. Drawn to 1:100 scale.  
All measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.



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Classification L2 - Business Data

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