



**AVON PLACE, Pewsey SN9**  
£1,450 per month\*

**Carter Jonas**



# AVON PLACE, PEWSEY, WILTSHIRE, SN9

- Kitchen/Sitting Room
- Cloakroom
- Main Bedroom Suite
- Family Shower Room
- Three Further Bedrooms
- Private Cottage Garden
- Two Parking Spaces

## THE PROPERTY

The property is situated in the heart of Pewsey moments away from the High Street. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community. The village provides a comprehensive range of shops and amenities including well-regarded private and state schools, a sports centre with swimming pool, various pubs and restaurants. Pewsey has a main line rail station with services to London Paddington. The M4 Motorway (J15) is to the North and A303 (M3) to the South.

This expansive property comprises of an open plan kitchen/sitting room with bespoke kitchen, wooden flooring, living area and space for a dining table. French Doors open to the pretty cottage garden. Completing the downstairs accommodation is a hallway with plenty of space for hanging coats and a cloakroom.

The first floor could be used as the principal bedroom suite or alternatively as a large reception room. The fully tiled family shower room offers a double width shower and serves all the bedrooms. To the top floor are two further double bedrooms and a single third bedroom which makes the perfect home office. Outside, the rear cottage garden is mainly paved with a raised decked seating area. The garden is completely enclosed and private and adjoins the River Avon. To the front of the property are views over the River Avon and the King Alfred Statue. A short walk away are two allocated private parking spaces for the property.

The landlord will be looking for a minimum 12 month let.

Council Tax Band: D (Wiltshire Council Website for current cost) /  
EPC: E

The holding deposit for the property will be £334.00 and the deposit £1,673.00, subject to the rent being as advertised at £1,450 pcm.

An impressive three to four bedroom end of terrace house situated in the heart of Pewsey and overlooking the River Avon.



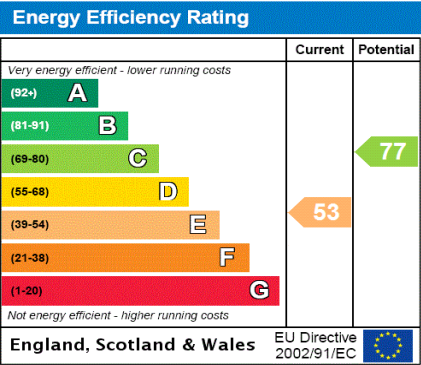


Services: Mains water and drainage, electric heating and mains electric.

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTP, FTTC, or ADSL.

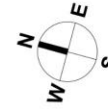
## ADDITIONAL INFORMATION


Offers	Available for a minimum term of 12 months longer terms preferred
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band D

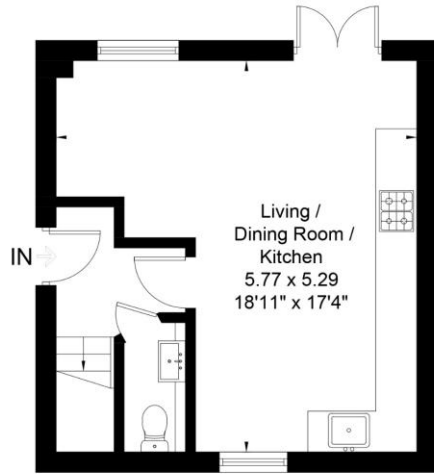




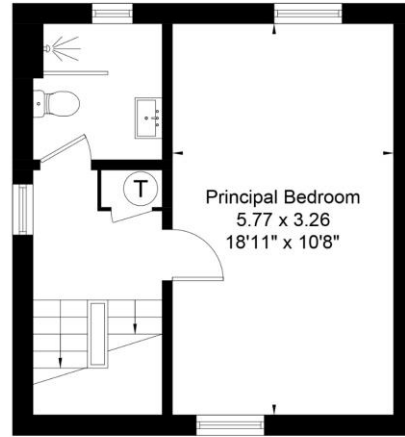
River Street, Pewsey, SN9  
 Approximate Area = 986 sq ft / 91.6 sq m  
 Including Limited Use Area (5 sq ft / 0.5 sq m)



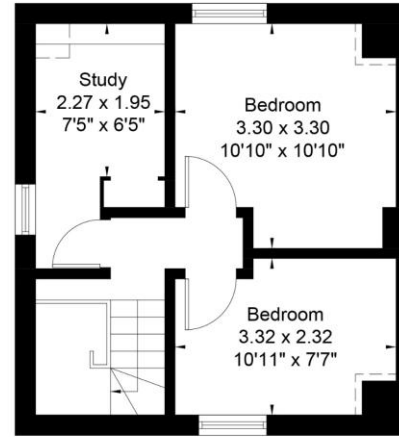
 = Reduced head height below 1.5m



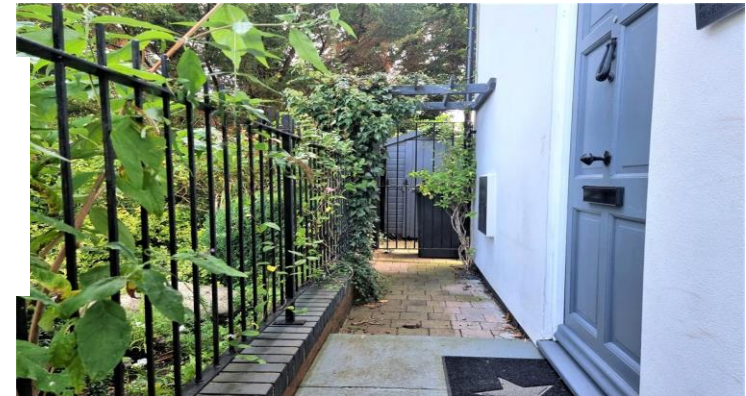
Ground Floor



First Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 313246

**T: 01672 519700**

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

E: marlborough@carterjonas.co.uk

A member of



*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.