



COOMB MEADOW, Burbage SN8
£1,600 per month*

Carter Jonas

COOMB MEADOW, Burbage SN8

Beautifully presented three bedroom house in a quiet cul de sac.

EPC C

THE PROPERTY

The property is situated on the edge of the popular village of Burbage. Burbage itself is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest. The village has excellent local facilities including a nursery school, primary school, shop, a public house, a doctor's surgery and a recently reinstated petrol station with post office. Burbage is within the catchment of St. John's School in Marlborough with bus connections. The larger market town of Marlborough is some 6 miles away which offers more extensive shopping facilities as well as a variety of bars, restaurants, coffee shops and boutiques. Intercity rail connections can be found at Hungerford, Great Bedwyn and Pewsey.

Downstairs the property comprises of an entrance hall, downstairs loo/boot room, kitchen-diner, leading out to a conservatory and a spacious living room featuring a new wood burning stove.

Upstairs there are 3 double bedrooms and a family bathroom.

Outside at the back of the property there is a good size garden and a large garage-sized workshop.

Parking is available at the front of the property.

Available for an initial 12 month tenancy.

EPC Rating C.

Council Tax Band C (Wiltshire council website for current cost)

Mains electric, mains water and Oil heating.

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

At a rent of £1,600.00 per calendar month:

Holding deposit of 1 week's rent £369.00

Security deposit of 5 weeks rent £1,846.00



ADDITIONAL INFORMATION

Offers

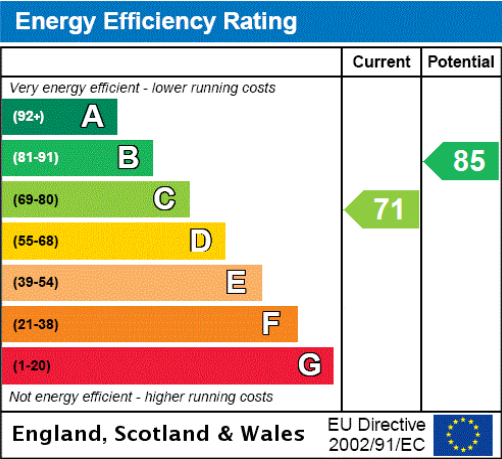
Available for a minimum term of 12 months longer terms will be considered

Viewing

Strictly by appointment

Local Authority

Wiltshire Council - Council Tax Band C





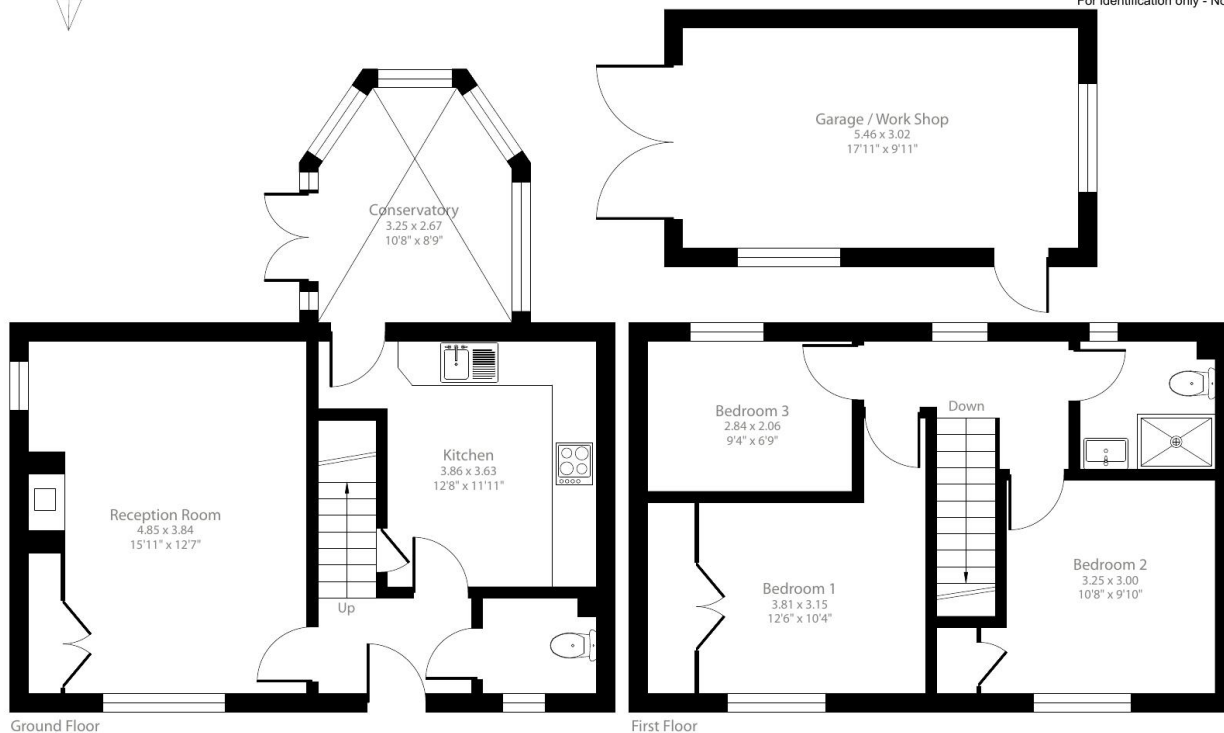
Coomb Meadow, Burbage, Marlborough, SN8

Approximate Area = 919 sq ft / 85.3 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1099 sq ft / 102 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclchcom 2024. Produced for Carter Jonas. REF: 1149405



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 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.