



LOWER COTTAGE, MILTON LILBOURNE, SN9
£1,350 per month*

Carter Jonas

Three-bedroom character cottage set in the beautiful village of Milton Lilbourn.

Within a short drive of local amenities in the village of Pewsey along with the railway station, offering direct links to London Paddington.

There is a useful enclosed porch giving access to the downstairs accommodation, good sized sitting room with log burner, kitchen with larder cupboard and downstairs shower room.

Upstairs are three bedrooms, one with double aspect windows.

The garden is large and fully enclosed with two garden sheds and a brick-built outhouse with power. Off road parking for one car.

Available for an initial 12-month tenancy.

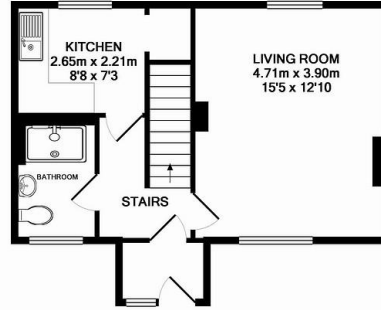
EPC Rating E. Council Tax Band C (Wiltshire Council website for current cost). Mains electric heating and metered mains water.

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

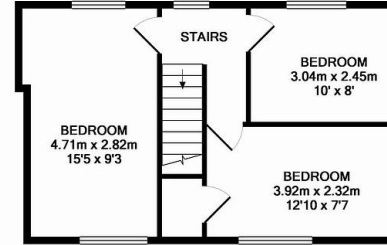
At a rent of £1,350.00 per calendar month: Holding deposit of 1 week's rent £311.00, Security deposit of 5 weeks rent £1,557.00.

- Council Tax Band = C
- Deposit Required = £1,557.00
- Long Let
- Three Bedrooms
- Kitchen
- Living Room
- Large country Garden
- Off Road Parking
- EPC = E

Energy Efficiency Rating	
Current	Potential
	87
	43
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>England, Scotland & Wales</small>	



GROUND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(391 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(382 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.8 SQ.M. (773 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.
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