



**BRADFORD ROAD, ATWORTH, SN12 8HY**

£4,500 per month\*

**Carter Jonas**

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## A substantial and stunning period home with contemporary extensions situated in the sought-after village of Atworth in Wiltshire.

- Kitchen
- Dining Room
- Living Room
- Utility Room
- 4/5 bedrooms
- 2 bathrooms
- Gardens

### THE PROPERTY

Set within its own large level gardens and behind a remote controlled electronic gated entrance, offering complete privacy, there is driveway parking for at least four cars in addition to an electric vehicle charging point.

The accommodation is decorated to an exceptional standard, arranged over two floors with open plan spacious living to include four good sized bedrooms with an en-suite shower room to the principal, and fifth bedroom which can also be used as a study on the ground floor and adjacent to the Sitting Room.

The newly installed expansive kitchen features solid wooden cabinetry by Handmade Kitchens of Christchurch, including a copper topped kitchen island with built in microwave and wine cooler, new AGA with induction hob and quartz worktops.

The gardens that surround the house are large, level and enclosed with several fruit trees, looking out on to beautiful open fields and the Wiltshire countryside beyond. These views can further be enjoyed and appreciated from the wrap around verandah or from the first floor balcony area.

This is a wonderful family home and is being offered to the market furnished for a minimum period of twelve months from early December 2024.

Available for an initial 12 month tenancy.



EPC Rating C. Council Tax Band F (please see Wiltshire County Council website for current cost)

Mains electric, gas and metered mains water.

Parking: to the front of the property for approx. 4 or 5 vehicles, approached via a gated driveway.

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

EPC Band C. Council Tax Band F. One weeks' rent as a holding deposit = £1,038.46 (deducted from first month's rent). Six weeks' deposit = £6,230.76

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## ADDITIONAL INFORMATION

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

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Viewing Strictly by appointment

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Local Authority - Council Tax Band F

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Directions

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# Bradford Road, Atworth, SN12

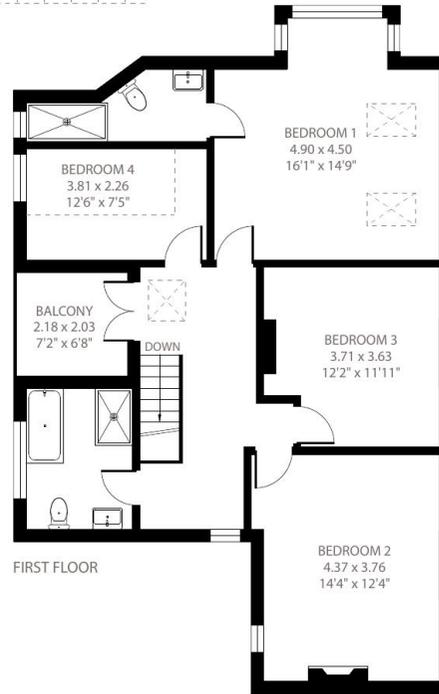
Approximate Area = 1869 sq ft / 173.6 sq m

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale

Denotes restricted head height



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Carter Jonas. REF: 1049340

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(79-80)	C		
(65-68)	D		
(59-64)	E		
(51-58)	F	69	76
(1-50)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data

### IMPORTANT INFORMATION

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