



HARDING FARM COTTAGES, GREAT BEDWYN, SN8
£2,500 per month*

Carter Jonas

Three bedroom cottage with a spacious garden and stunning rural views on the outskirts of Great Bedwyn.

This charming unfurnished accommodation comprises entrance with stable door, large kitchen/breakfast room with cooker, dishwasher, fridge and ample work top space, a utility room with further white goods including washing machine and freezer, and W.C. There is a study, large reception room and dining area with woodburner, off the reception is a bright and spacious conservatory overlooking the garden.

To the first floor is the principal bedroom, a further double room and a small double/single bedroom, the modern bathroom has a shower over bath.

Outside, the property has a lovely large enclosed garden with stunning views of the surrounding countryside. There is a garage and ample driveway parking.

The landlord will be looking for a minimum 12 month let, longer terms preferred. Council Tax Band: D (Wiltshire Government website for current cost). EPC: E. Mains water and drainage. Oil central heating.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website. At a rent of 23500.00 per calendar month: Holding deposit of 1 week's rent £576.00 Security deposit of 5 weeks rent £2884.00

- Council Tax Band = D

• Deposit Required = £2,884.00

• Long Let, Minimum term 12 months

• Kitchen/Breakfast Room

• Sitting/Dining Room

• Three Bedrooms

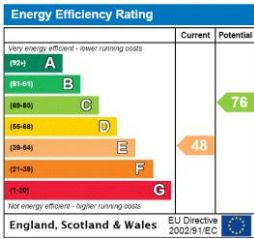
• Family bathroom

• Large Garden

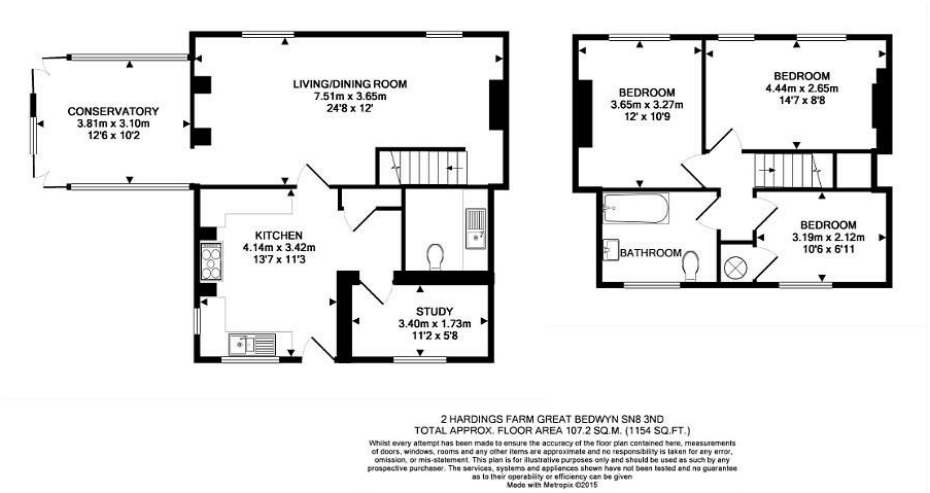
• Garage

• One pet considered on a case by case basis

• EPC = E



Marlborough Lettings 01672 519700
marlborough@carterjonas.co.uk
93-94 High Street, Marlborough, Wiltshire, SN8 1HD



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.