



**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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TOTAL APPROX. FLOOR AREA 107.2 SQ. M. (1154 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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Classification L2 - Business Data

**IMPORTANT INFORMATION**

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