



**MILDENHALL, MARLBOROUGH, SN8**

£1,300 per month\*

**Carter Jonas**

3 bed cottage in a rural location \*PLEASE READ THE DESCRIPTION, NOT ON MAINS ELECTRIC\*

This refurbished detached cottage is situated in a remote location outside Marlborough, surrounded by beautiful green landscapes. \*\*IT IS ADVISABLE TO CAREFULLY LOOK AT THE LOCATION BEFORE VIEWING\*\*

Downstairs, the property comprises a spacious living room with wood burner, separate dining room, kitchen with cooker, utility room, and toilet. Upstairs, three double bedrooms and a family shower room. The garden space is extensive, including substantial room for parking.

Remote location down a single track lane. \*\*\*\*\*ELECTRICITY IS VIA A GENERATOR\*\*\*\*\*

EPC Rating E. Council Tax Band D (Wiltshire Council website for current cost). Private water supply and electric via a generator. Septic tank drainage. Oil central heating. Bottled Calor Gas. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,300 per calendar month: Holding deposit of 1 week's rent £300, Security deposit of 5 weeks rent £1,500.

- Council Tax Band = D
- Deposit Required = £1500.00
- EPC = E

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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