



**SQUIRES HILL CLOSE, WOODSHAW, SN4**  
£1,150 per month\*

**Carter Jonas**

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# **SQUIRES HILL CLOSE, ROYAL WOOTTON BASSETT, WILTSHIRE, SN4**

A spacious 3-bedroom detached house situated on a modern residential estate on the outskirts of Royal Wootton Bassett.

- Kitchen
- Sitting Room
- Conservatory
- 3 Bedrooms
- Bathroom
- Garden
- Garage

## **THE PROPERTY**

The spacious unfurnished accommodation comprises an entrance hallway, with downstairs WC, fully fitted kitchen with inbuilt electric cooker with four ring hob, space for dishwasher and freestanding fridge/freezer, conservatory, sitting room with an electric fireplace. To the first floor: three double bedrooms and family bathroom with shower over bath. There is a beautiful enclosed rear garden. Garage, perfect for additional storage. Driveway Parking. Gas central heating.

## **THE LOCATION**

The town offers excellent local amenities with local supermarkets, pubs and restaurants only a short walk away. There are four local primary schools in the immediate area as well as the Royal Wootton Bassett Academy which is rated 'Outstanding' by Ofsted. Transport links are excellent with the M4 motorway being accessed via J16 offering links to Bath and Bristol to the West and London to the East.

Council Tax Band: D

The holding deposit for the property will be £265.38 and the deposit £1,326.92 subject to the rent being as advertised at £1,150 pcm.




## ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority - Council Tax Band D

| Energy Efficiency Rating                           |          | Current                    | Potential   |
|--|----------|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |          |                            |   |
| (92-)  | <b>A</b> |                            |   |
| (81-91)  | <b>B</b> |                            |   |
| (69-80)  | <b>C</b> |                            |   |
| (55-68)  | <b>D</b> | <b>61</b>                  | <b>70</b>   |
| (39-54)  | <b>E</b> |                            |   |
| (21-38)  | <b>F</b> |                            |   |
| (1-20)   | <b>G</b> |                            |   |
| <i>Not energy efficient - higher running costs</i> |          |                            |   |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive<br>2002/91/EC |  |



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Classification L2 - Business Data

### **IMPORTANT INFORMATION**

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\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.