

BURBAGE, WILTSHIRE, SN8
£2,500 per month*

Carter Jonas

An attractive brand new four bedroom house situated in the heart of Burbage High Street.

- 4 Bedrooms
- 2 Bathrooms
- Off street parking
- Village Location

Downstairs the property benefits from a large hallway leading into a light kitchen/breakfast room with fitted hob, oven, fridge, freezer and wine cooler. There is a separate utility room. Double doors lead in to a well proportioned living room with bi-folding doors to the garden while to the rear of the house there is a vaulted dining or garden/family room, also benefitting from doors to the garden.

Upstairs you have four good sized bedrooms. The main bedroom consists of a walk in wardrobe, Juliet balcony and an ensuite shower room. There are three further bedrooms and a family bathroom with a shower over the bath.

To the front of the property there is a gravelled driveway. The garden surrounds the property and is private and low maintenance while offering separate seating areas outside the sitting room and family room connected by a raised lawn.

EPC Rating C.

Council Tax Band F (Wiltshire Council website for current cost)

Mains electric and water. Air source heat pump for underfloor heating. Solar panels.

Mains drainage via a pumped system.

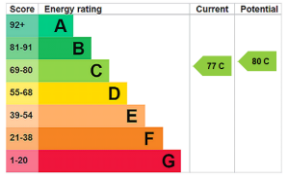
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of **£2,500.00 per calendar month**:
Holding deposit of 1 week's rent: **£576.00**
Security deposit of 5 weeks' rent: **£2,884.00**



ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band
Directions	







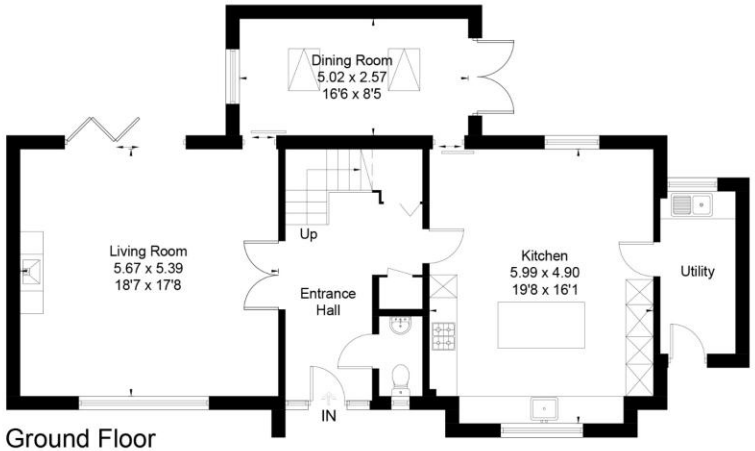




Approximate Floor Area = 175.4 sq m / 1888 sq ft



First Floor



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92184







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

A member of OnTheMarket.com

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.**

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data