



**ETCHILHAMPTON, DEVIZES, SN10**

£1,750 per month\*

**Carter Jonas**

# WEST DOWN, ETCHILHAMPTON, WILTSHIRE, SN10

- Four Bedrooms
- Two Receptions
- Garden
- Driveway Parking
- Village Location
- No Pets

## LOCATION

The hamlet of Etchilhampton is situated in the picturesque Pewsey Vale, yet within easy reach of the nearby market town of Devizes, which has several supermarkets, a wide variety of shops and restaurants.

## THE PROPERTY

This unfurnished home comprises of an entrance hall with cloakroom and storage cupboard, large kitchen with undercounter fridge and freezer, dishwasher, washing machine and dryer, built in oven. Dining or reception area linked to kitchen, large double reception room with woodburner and french patio doors leading to rear garden. Upstairs includes a spacious principal bedroom with en suite bath, second and third bedrooms are double rooms, and a fourth bedroom which could be utilised as a single bedroom / study / nursery. A family bathroom with walk in shower completes the first floor.

Outside is a rear garden, mainly laid to lawn, and a driveway with parking for at least two cars.

The landlord will be looking for a minimum 12-month initial tenancy but would prefer longer.

No Pets Permitted

Council Tax Band: E (Wiltshire Council website for current cost)

EPC: D

A spacious four-bedroom detached home which benefits from a driveway and an enclosed rear garden situated in this beautiful village on the edge of the North Wessex Downs.



The holding deposit for the property will be £403.84 and the deposit £2,019.20 subject to the rent being as advertised at £1,750pcm.

Services: Mains water and drainage, LPG central heating and mains electric.

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

## ADDITIONAL INFORMATION

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

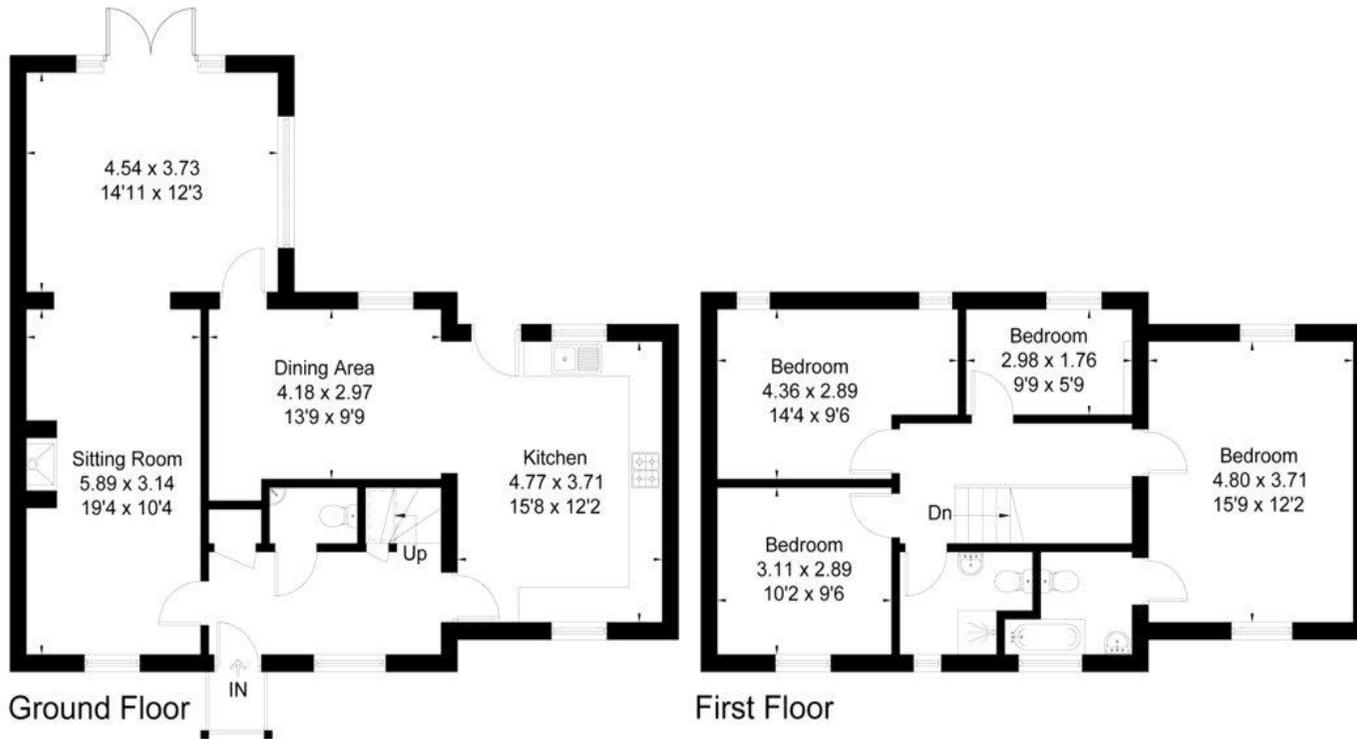
Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Area = 145.2 sq ft / 1563 sq m



 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 #65741

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Classification L2 - Business Data

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