



ANGEL YARD, HIGH STREET, SN8
£1,475 per month*

Carter Jonas

Two bedroom Grade 2 listed cottage offering convenient modern living with parking, located moments away from the popular High Street of Marlborough.

Downstairs, this charming cottage comprises of a cozy living room with a wood-burning stove, fully equipped kitchen/diner with modern appliances and a separate larder/utility room.

Upstairs there are two large double bedrooms (one with built in storage cupboards). Modern and spacious bathroom with shower over bath.

Outside the front of the cottage, the property offers a parking space, small storage unit and space for a table and chairs

Available for an initial 12 month tenancy. EPC Rating D.
Council Tax Band D (Wiltshire Council website for current cost)

THE PROPERTY IS GRADE 2 LISTED

Services: Mains water, drainage and electric. Gas central heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,475.00 per calendar month: Holding deposit of 1 week's rent £340.00, Security deposit of 5 weeks rent £1,701.00

- Council Tax Band = D
- Deposit Required = £1,701.00
- Long Let, Minimum term 12 months
- Two Bedrooms
- Town Centre Location
- Parking for One Car
- Woodburner
- Unfurnished / Part Furnished
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

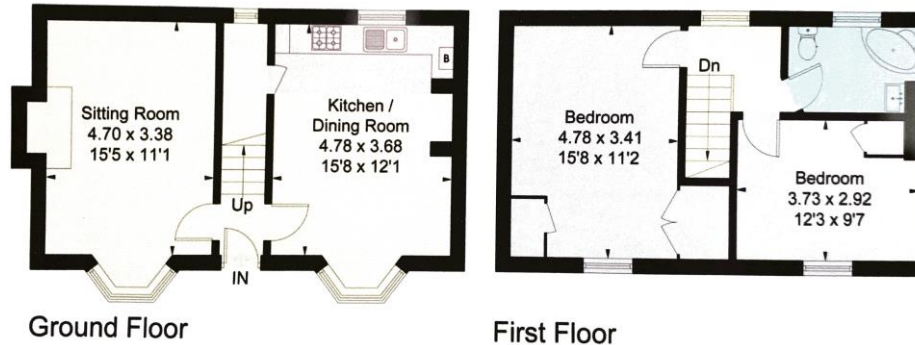
Marlborough Lettings 01672 519700

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Approximate Area = 80.7 sq m / 869 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Classification L2 - Business Data

IMPORTANT INFORMATION

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