



**EASTON ROYAL, PEWSEY, SN9**

£1,250 per month\*

**Carter Jonas**

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## **EASTON ROYAL, PEWSEY, WILTSHIRE, SN9**

- Three Bedrooms
- Modern Kitchen
- Recently Refurbished
- Garden
- Village Location

Easton Royal is set in an 'Area of Outstanding Natural Beauty' known as the Pewsey Vale. The local village amenities include a church, an excellent primary school, and village hall. Within 3 miles is the larger village of Pewsey, with a broad variety of shops including a bank, post office, convenience stores and a mainline railway station. The area has good rail links (Pewsey to Paddington is about a 55 minutes and Great Bedwyn to Paddington is just over an hour. The historic market town of Marlborough is about 7 miles to the North and there is ready access by road to Swindon, Salisbury, Oxford and Bath.

The property is an unfurnished three bedroom terraced cottage situated centrally in the village of Easton Royal, and has undergone a refurbishment last year. Access is via steps up from the road and opens into a spacious hallway. The sitting room has double aspect windows and a log burner, with a step down into a Howden kitchen and with access to the charming and large garden. Upstairs are three bedrooms and a bathroom with separate bath and shower.

The garden is accessed from the kitchen and is a charming cottage style arrangement with established shrubs, there is also a useful garden shed. There is also shared access to the side of the property.

Council Tax Band: C (Wiltshire council Website for cost)

EPC: D

The holding deposit for the property will be £288.46 and the deposit £1,442.30 subject to the rent being as advertised at £1250pcm.

Services: Mains water and drainage, electric central heating.

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

Ofcom website. Internet services available are FTTC or ADSL.

**A charming three-bedroom terraced cottage with large garden situated in the centre of this popular village. Council Tax Band C.**



## ADDITIONAL INFORMATION

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

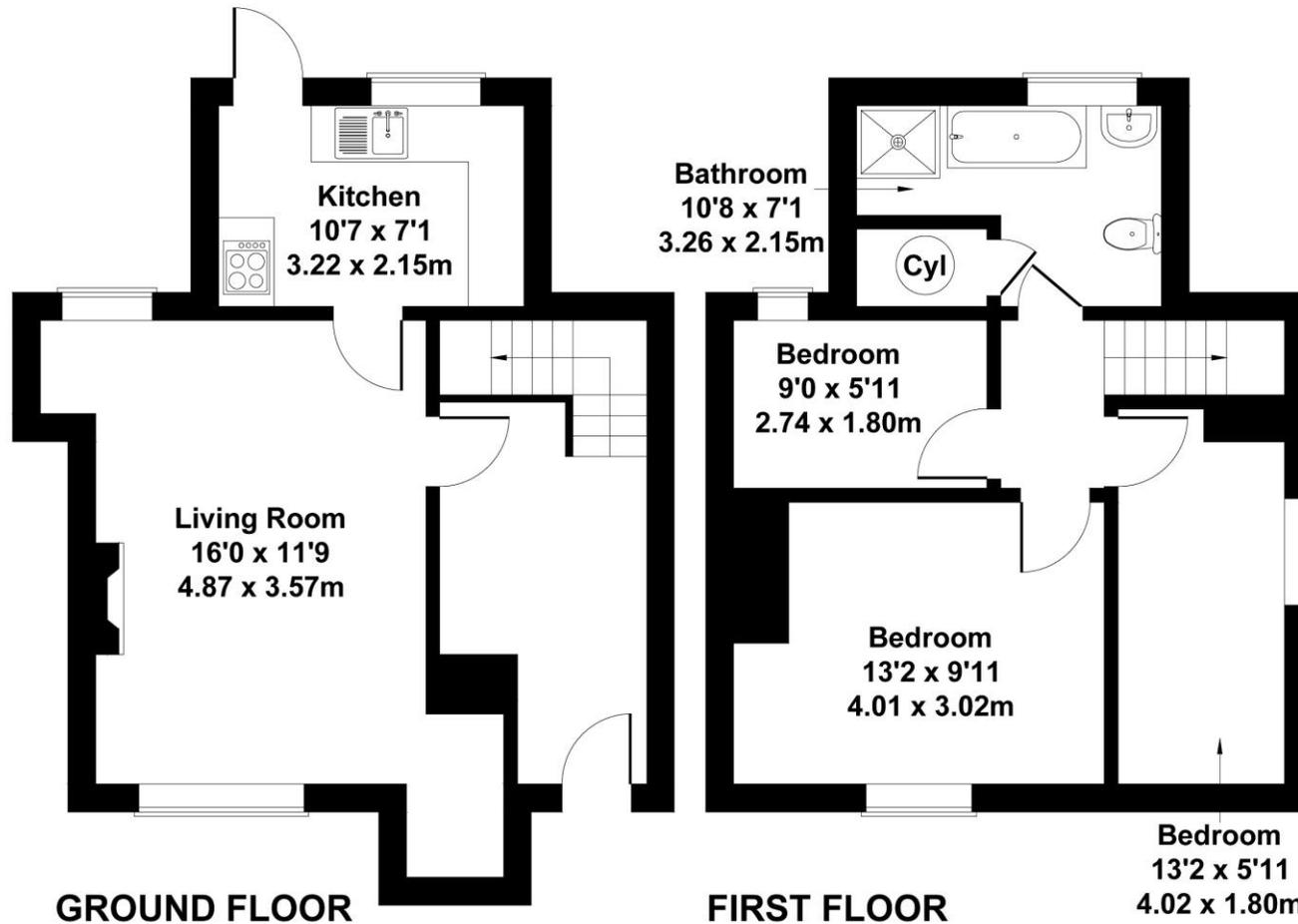
Viewing Strictly by appointment

Local Authority Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 2002/91/EC	



Approximate Gross Internal Area  
818 sq ft - 76 sq m



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Offices throughout the UK

**IMPORTANT INFORMATION**

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