



GARDEN COTTAGE

BRADLEY HOUSE, MAIDEN BRADLEY, WARMINSTER, WILTSHIRE, BA12 7HL

ONE BEDROOM COTTAGE WITH PRIVATE GARDEN & PARKING
UNFURNISHED

£695 per calendar month

FOWLERFORTESCUE

www.fowlerfortescue.co.uk



RICS

Tel: 01747 356099

**GARDEN COTTAGE
BRADLEY HOUSE
MAIDEN BRADLEY
WARMINSTER
WILTSHIRE
BA12 7HL**

DESCRIPTION/LOCATION

Garden Cottage is a one bedroom cottage located within the beautiful grounds of Bradley House at Maiden Bradley. There is a thriving community shop, excellent pub, recreation ground and village hall. This property is situated between Longleat House & Park and Stourhead House & Gardens (National Trust) and is 4 miles north of the A303 London to Exeter trunk road, less than 15 minutes drive from Warminster and Frome offering a range of amenities and approximately 45 minutes drive away from the City of Bath. Nearby train stations are at Gillingham (South West Trains) and Westbury (First Great Western).

The property would ideally suit a single person or couple.

ACCOMMODATION

The ground floor comprises:

OPEN PLAN KITCHEN/LIVING ROOM

(with woodburner, wooden floor and french doors leading to the seating area and garden)

The first floor comprises

LARGE DOUBLE BEDROOM

BATHROOM

The central heating system/hot water is supplied via the Estate's woodchip boiler, the cost of which will be re-charged to the tenant and will be less than the alternatives of oil or electric. Please note that the EPC below was taken before the property was connected to the woodchip system which should significantly improve the property's efficiency rating. Outside the property has its own private garden with seating area and parking.

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

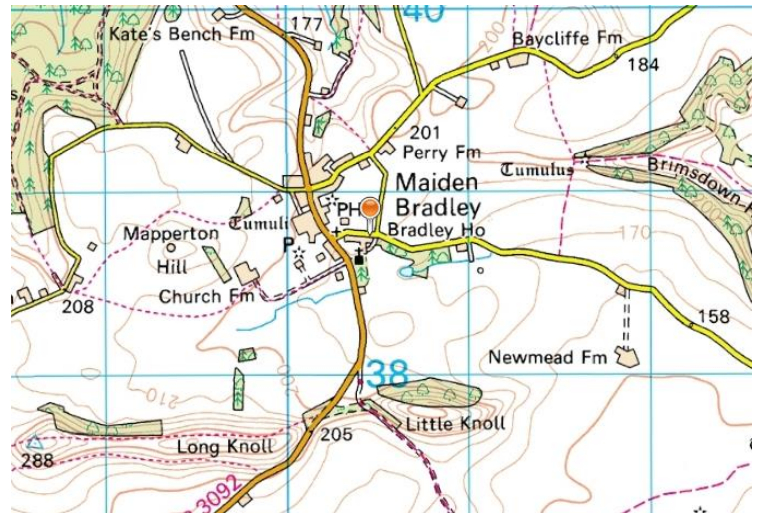
AVAILABILITY

The property is available end of March 2017.



Internal View of Kitchen

MAP



TERMS

The property is to be let on an Assured Shorthold Tenancy. The rent is £695 per calendar month payable monthly in advance by direct debit. A deposit of two month's rent will be required on signing of the Tenancy Agreement. A fee of £240 is required to take up references, draw up the tenancy agreement and take a schedule of condition.

PETS

No pets.

VIEWINGS

Strictly by appointment only through FowlerFortescue telephone 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

VIEWING

STRICTLY BY APPOINTMENT THROUGH FOWLERFORTESCUE SALISBURY OFFICE ON 01747 356099.