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3 Bed Semi-Detached In Barley Close , Warminster, BA12 9LX

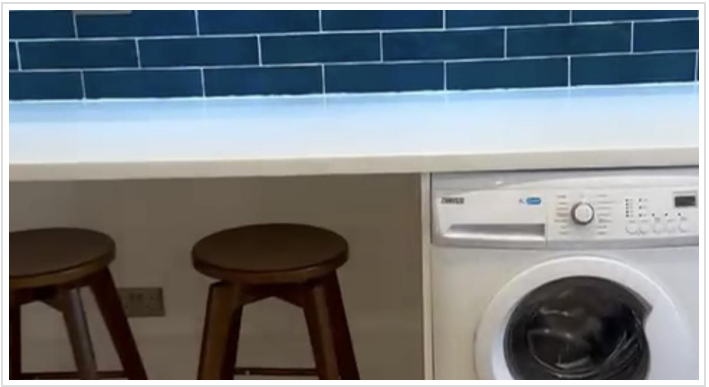
£1,695 Monthly











SHORT DESCRIPTION

Property Ref: 14874 Key features * Semi detached house * Large lounge * Large Kitchen with lots of cupboard space and a 14’ worktop * Three bedrooms -two generous doubles and the main room has a walk in wardrobe * Attached Garage and separate Workshop -shed * Driveway parking for up to 5 cars * Sought after location Full Description Please note that these photos were taken previously and show the property when it was finished. The current tenant will move out on 26-01-27 This three bedroom semi detached family home is located in the sought after location of Barley Close. It benefits from a downstairs family bathroom and separate WC. It has a lovely upgraded kitchen, with a large amount of storage and big enough for a small table in the middle. The property has a gas Worcester boiler providing central heating throughout. The kitchen opens to the outside into a large patio area with a large solid wood gazebo on it, perfect for entertaining. This also leads to a good sized workshop - shed There is also ample usable, boarded loft space. Outside there is a powered garage, with electric door and ample off-road parking. The lounge is large with a wood burner. It is within walking distance of the town centre and is close to open countryside. It is only 0.9 miles from Warminster train station and a short walk from Boreham Road and Kingdown School. There are regular buses to town, Frome and Salisbury. Description In brief the accommodation comprises: entrance porch, entrance hallway with a door to a downstairs cloakroom, inner hallway with doors to a large lounge with a wood burner, downstairs bathroom , kitchen fully fitted with a large range of wall and base units. A door leads from the porch into a garage. The garage front door is also electrically operated with a key. Leading upstairs there are three bedrooms - two doubles and a single. The main bedroom has a large walk in wardrobe whereas the generously sized second double has a fitted cupboard useful for storage. Outside The front of the property offers a good frontage with driveway parking for a couple of vehicles and a gravel area suitable for parking up to three more vehicles if necessary. From the driveway there is access to the garage through its powered door. At the rear of the property there is a large patio area which has a water tap and outdoor household electrical sockets and an enclosed rear garden (about 50’ long) enclosed by fencing with various shrubs and plants. There is also a large shed - workshop. My insurance requires the tenants to have a combined income over £51,000 p.a., to have excellent credit, good landlord and employment references etc. as well as have no CCJs or IVAs. These are checked with full referencing service. I would be grateful if you would confirm that you are able to meet these criteria. Many thanks for your understanding. Preferred minimum tenancy is 12 months Well behaved adult cat or dog is allowed Property Type: Semi-detached Full Renting price: £1695 Pricing Options: Fixed Price Tenure: 12 months preferred Council tax band:C EPC rating: C Measurement: 882.641 sq.ft. Outside Space: Rear Garden Parking: Garage, off road for numerous vehicles ands in street Heating Type: Central Heating All tenants must have excellent credit . Must have a combined income greater than £51000 to meet credit reference checks ----------

3	2	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

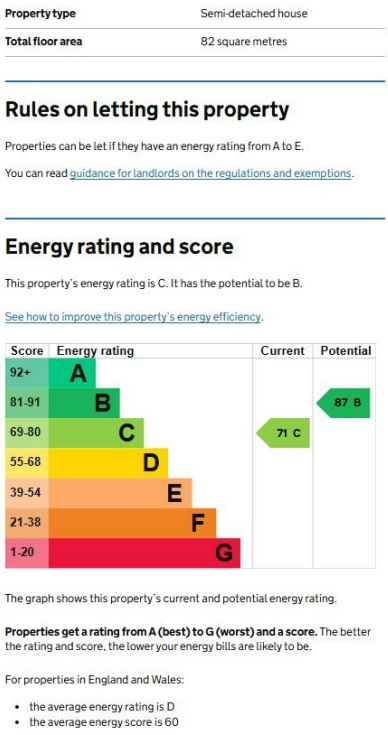
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Property type	Semi-detached house
Total floor area	82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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