

3 Bed Detached In Lower Marsh Road Warminster, Warminster, BA12 9QA

£1,850 Monthly





## SHORT DESCRIPTION

Property Ref: 16713 This property is a charming 3 bed roomed detached house with ample parking space at the front door a number of vehicles as well as a generously long and powered garage with an electric door. There are 13 solar panels on the roof. Please look at the video link to see his beautiful this property is presented. It is situated in a quiet location about a 15 minute walk from the town centre a 5 minute walk away from 2 popular pubs and a short walk from the beautiful Smallbrook meadows and the local train station provides excellent access to London, Salisbury, Bath and Bristol. From the main door you enter the hallway. To the left off the hallway there is a large lounge. There is a gas fireplace at one end and beautiful wooden flooring. This room can easily fit in two sofas or have it as a lounge diner There is also a small downstairs toilet and sink off the hallway- which is good for when somebody is taking their time in the luxury upstairs bathroom! The final room of the hallway is the kitchen. This is a generous proportion has fully integrated fridge freezer, dishwasher, washing machine in it as well as a range master dual fuel cooker. The kitchen has large oak worktops and under cupboard lighting as well as wooden flooring. There is room to put a substantial table in here to make it a kitchen diner if required. Leading out from the kitchen is a large fully roofed converted conservatory with laminate flooring, a velux window and blackout teal Roman blinds all around. The double doors overlook the recently installed marble style outside patio in the self contained garden. There is also a small garden shed in the this area. Access through a side door can also gain entrance to the garage and there is a pathway with an arch of Jasmine down the side of the house to a lockable gate. Going up the newly carpeted stairs from the hallway you enter a small landing area. In here there is room for a study desk and a bookcase, but the purpose is that it lets the light flood into the upstairs area. The first door off the landing is the smallest room. It's 11' long and includes a large fitted wardrobe at the end. It is a very generous single room with ample storage space. The next room is the main bedroom and is a nice cool temperature in summer but warm in winter as it is above the lounge with the gas fire! This will easily fit in a super king bed and various bits of furniture. The bathroom is next and is based on luxury with an updated bathroom suite, mirror, shower etc and travertine natural stone tiles. There is a large 6' lin long, extra wide bath which is lovely to relax in. Only two tenants accepted at the property although others can live there with permission. Well behaved adult dogs and cats are welcome at the property at an extra cost of £50 per pet per month Will only accept people with excellent credit history, no CCJs no IVAs and a combined income greater than £60k per year to meet credit reference agency criteria for our insurance. Property Type: Detached Full Renting price: £1850.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: B Measurement: 1240 sq.ft. Outside Space: Terrace Parking: Garage, Driveway, Private, Off street, On street Heating Type: Central -----

3

Bed Room(s)

2

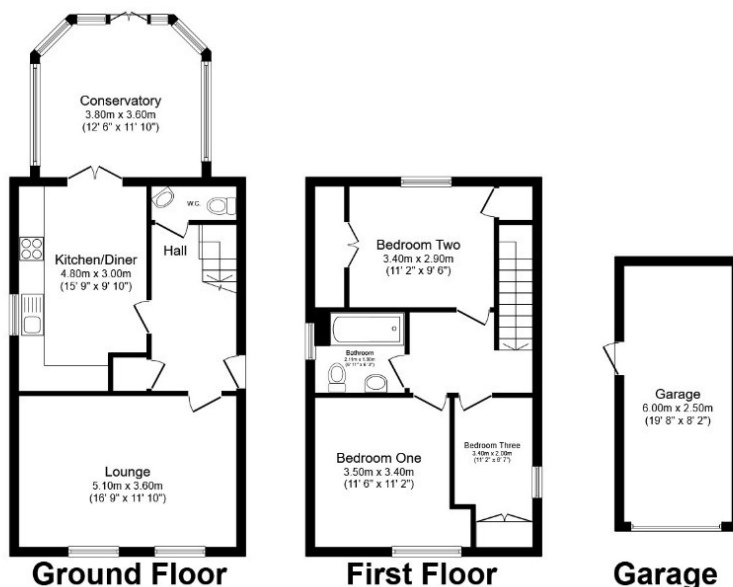
Bath Room(s)

2

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.



Total floor area 115.2 sq.m. (1,240 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection by www.focalagent.com



## EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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