



26 WOODLANDS, PICKWICK, SN13 0DA
£3,250 per month*

Carter Jonas

A wonderful detached 4 bedroom family home situated in a quiet leafy cul-de-sac in Pickwick, just outside Corsham with private garden and double garage.

- Living Room
- Dining Room
- Kitchen
- Utility Room
- Breakfast Room
- 4 Bedrooms
- 2 Bathrooms
- Rear Garden
- Double Garage

THE PROPERTY

We are very pleased to be able to offer to the rentals market this immaculate family home situated close to Corsham's Historic High Street and 9 miles east of Bath. This detached property offers wonderful family accommodation of large entrance hallway, kitchen, breakfast room, utility room, dining room and living room on the ground floor. The living room has sliding doors to the rear garden, which has a park like field beyond its rear boundary. Stairs lead to the first floor where there are 4 bedrooms, the master bedroom having en suite shower room and a further family bathroom. The first floor rear bedrooms have a lovely rural view across neighbouring fields.

Externally there is an enclosed private rear garden, double garage to the front with parking for two cars outside the garages. No. 26 is situated at the end of the cul-de-sac, thus enjoying a peaceful location with no through traffic. A most wonderful family home. There is a school bus from Corsham that goes to Kingswood, the Royal High and King Edwards schools in Bath.

Pickwick is a pretty location just on the outskirts of the town of Corsham which is within walking distance. Corsham High Street offers location amenities of shops, restaurants, public houses and the beautiful Corsham Court with its picturesque grounds.

Bath is 9 miles to the west and Chippenham is 4 miles to the east. The M4 junction 17 is 9 miles to the north.

One pet permitted with the tenancy.



Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band G - please see North Wilts District Council website for current cost

Mains electric, gas and metered mains water.

Parking - double garage to the front of the house and parking for two cars in front of the garage and on street.

Internet & Mobile - Further information on availability and speeds can be found on the Ofcom website.

At a rent of £3,250 per calendar month - Holding deposit of 1 week's rent £750.00 (to be deducted from the first month's rent) . Security deposit of 5 weeks rent £3,750

OUTSIDE

Lovely rear secure garden and double garage to the front.

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 G
Directions	



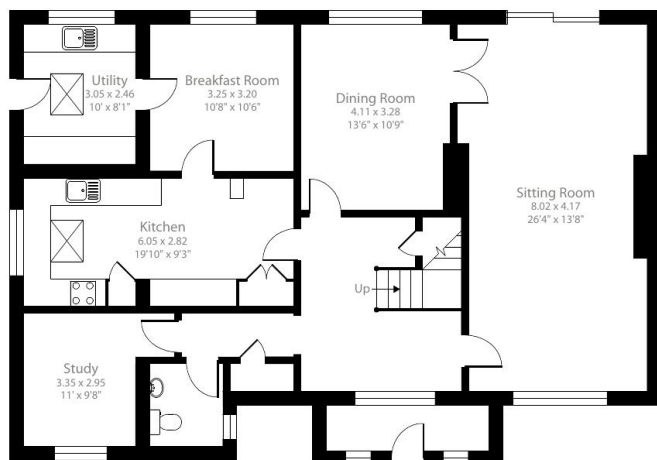
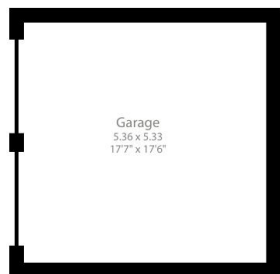
Woodlands, Pickwick, Corsham, SN13

Approximate Area = 2331 sq ft / 216.5 sq m

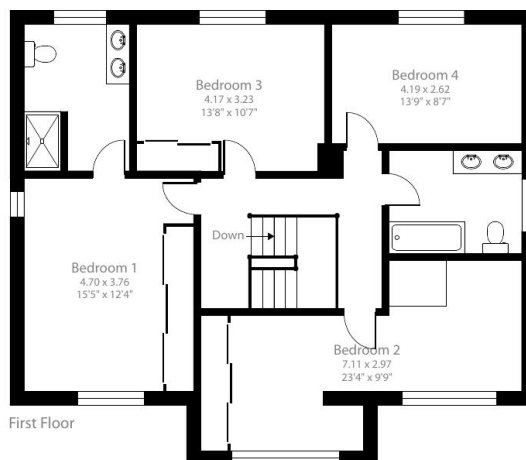
Garage = 309 sq ft / 28.7 sq m

Total = 2640 sq ft / 245.2 sq m

For identification only - Not to scale



Ground Floor



First Floor



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Carter Jonas. REF: 1141968

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-58) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Classification L2 - Business Data

IMPORTANT INFORMATION

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