



RIVERBOURNE ROAD, COLLINGBOURNE DUCIS, SN8

£1,250 per month*

Carter Jonas

RIVERBOURNE ROAD, COLLINGBOURNE DUCIS, WILTSHIRE, SN8

- Three bedrooms
- Well presented
- Lovely garden with shed
- Parking

LOCATION

The property is located in the popular Wiltshire village of Collingbourne Ducis and situated 9 miles south of the market town of Marlborough, on the northern edge of Salisbury Plain and southerly edge of the North Wessex Downs Area of Outstanding Natural Beauty. Collingbourne Ducis has many amenities including a shop with post office, a church, two public houses, and a popular primary school. The neighbouring village of Burbage also has a primary school which feeds into St Johns secondary school in Marlborough. A wealth of places of interest lie on the doorstep including excellent access to extensive and spectacular walks on the Downs, Vale of Pewsey and Salisbury Plain. Trains are from Pewsey to Paddington (approx. 1hr) and Andover to Waterloo (approx. 1hr 15m).

THE PROPERTY

Downstairs the property comprises of kitchen, with room for appliances, hallway and a downstairs loo. A spacious and bright sitting room with large windows that let in plenty of natural light and patio doors leading to a spacious enclosed garden with a shed. Upstairs, there are two double bedrooms, large single bedroom and a family bathroom.

Parking: One allocated bay at the front of the property

Council Tax Band: B (Wiltshire Council Website for current cost) /
EPC: D

The landlord will be looking for a minimum 12 month let, longer terms preferred

A well-presented three-bedroom property located in a quiet residential area in Collingbourne Ducis.



The holding deposit for the property will be £288.46 and the deposit £1442.30 , subject to the rent being as advertised at £1250 pcm.

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

Ofcom website.


Utility Services: Mains water and drainage, electric central heating and mains electric.

ADDITIONAL INFORMATION

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

Viewing Strictly by appointment

Local Authority Wiltshire Council - Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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IMPORTANT INFORMATION

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