



3 Nettlemead Lane, Wylve, Warminster, Wiltshire, BA12 0RS

£1,700 PCM

About The Property

A modernised and spacious four bed semi-detached farm dwelling, quietly situated on the edge of a private estate on the lane between the popular villages of Wylie and Hanging Langford with gardens, garage and parking.

Accommodation Comprises:

Entrance hall with parquet flooring. Modern kitchen/breakfast room with a good range of base units, ceramic hob, electric double oven, two large built in larder units and space for a dishwasher and fridge/freezer. Utility room with door to the front of the property and space for a washing machine; boiler cupboard. Cloakroom. Living room with dual aspect and open fire.

Upstairs: three double bedrooms and one large single, all benefiting from built in cupboards. Modern family bathroom with thermostatic shower over the bath. Separate WC.

Outside; gravel driveway with small area of lawn to the right hand side and garage. Large garden to the rear which backs onto woodland.

The property benefits from oil fired central heating and double glazing.



- Four bedroom semi-detached home.
- Situated on the edge of a private estate.
- Modern kitchen/breakfast room.
- Living room with open fire.
- Utility room.
- Three double bedrooms and one large single.
- Modern bathroom with thermostatic shower over bath.
- Large rear garden backing onto woodland.
- Gravel driveway and garage.
- Oil fired central heating.





Nettlemead Lane, Wylye, Warminster, BA12

Approximate Area = 1311 sq ft / 121.8 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

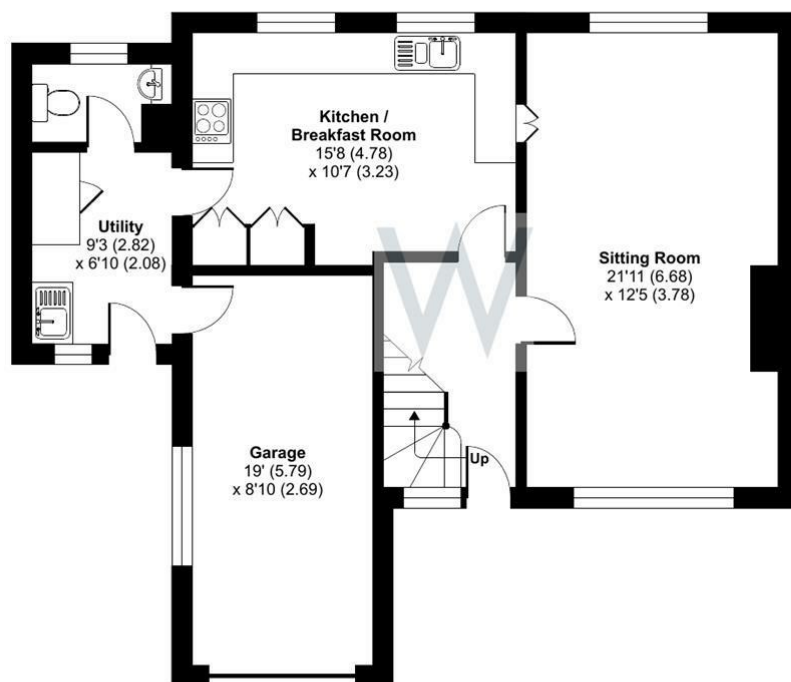
Garage = 168 sq ft / 15.6 sq m

Total = 1489 sq ft / 138.3 sq m

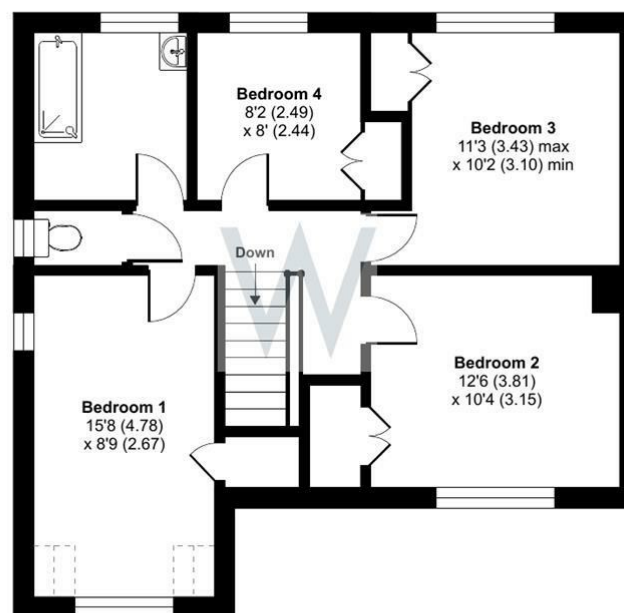
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for H W White Ltd. REF: 1386982



Further Information

Let available date: 12th December 2025 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Semi-Detached

Furnish type: Unfurnished

Deposit: £1,960

Local authority: Wiltshire

Council Tax: Band D

EPC: D(64)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	