



99 Knowlands, Highworth, Wiltshire, SN6 7ND

£950 PCM

- Two bed terrace
- Awaiting quote to refit the bathroom
- Pets considered
- Sitting/dining room
- Gardens
- Kitchen
- Garage

99 Knowlands, Wiltshire, , SN6 7ND

NO VIEWINGS UNTIL AFTER 28th OCTOBER....A two bedroom mid terrace situated in the popular Wiltshire market town of Highworth. The main accommodation offers an entrance hall, kitchen, sitting/dining room, two bedrooms and a bathroom. (We are awaiting a quote to refit the bathroom). Outside are gardens and a garage.

EPC Rating- C
Council Tax Band- B
Heating type – Gas

Current Electric Provider- Scottish Power. Current Gas Provider- Scottish Power. Water Supplier- Thames Water

Length of Tenancy- 12 Months. Deposit- £1,096.15 (5 Weeks Rent). Holding Fee- £219.23 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: B



ENTRANCE HALL

Entrance door with obscure glazed panels.

KITCHEN

9'2" x 8'1"

Windows to front. Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboards below. Further range of refitted wall and base units. Tiled splashbacks. Radiator. Gas cooker point. Hotpoint cooker. Hoover washing machine.

SITTING/DINING ROOM

14'7" x 12'7"

Window and glazed door to garden. Staircase to first floor. Understairs cupboard. Built in airing cupboard. Radiator. Television lead.

LANDING

Staircase from sitting/dining room. Roof access.

BEDROOM ONE

12'7" x 10'11"

Window to rear. Built in cupboards also housing Worcester boiler for domestic hot water and central heating. Fitted shelving. Radiator.

BEDROOM TWO

9'8" x 6'6"

Window to front. Radiator.

BATHROOM

Obscure glazed window to front. 9/10/25 - AT THE POINT OF TAKING INSTRUCTIONS, WE HAVE REQUESTED QUOTES TO REPLACE THE BATHROOM SUITE.

OUTSIDE

To the front, a pathway leads to the entrance. Laid to lawn.

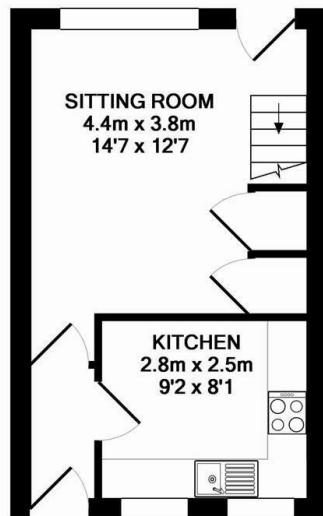
The rear garden is laid mainly to patio and gravel. Pathway. Rear pedestrian gate. Enclosed by timber fencing. Cultivated border.

GARAGE

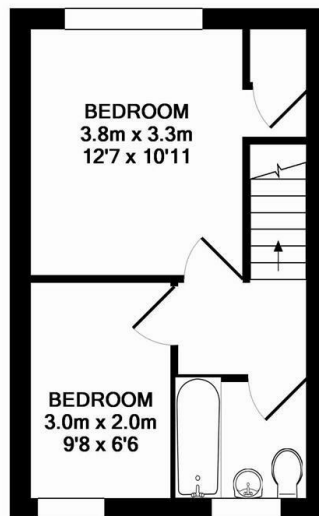
In a nearby block. (Second garage in on the inside row.)

HIGHWORTH

Highworth is a Wiltshire market town located about 6 miles north-east of Swindon town centre. It is notable for its Queen Anne Style architecture and Georgian buildings dating from its pre-eminence in the 18th century. Highworth is mentioned in the Domesday Book as 'Wrde'. During the English Civil War, when Charles I fought against Parliament, Highworth was a royalist stronghold. In 2006 the town celebrated the 800th anniversary of the granting of the charter for its market, which is still held every Saturday. The origins and layout of Highworth are medieval and the centre of the old town has been designated as a conservation area. Warneford School is the local secondary school and is situated on Shrivenham Road.



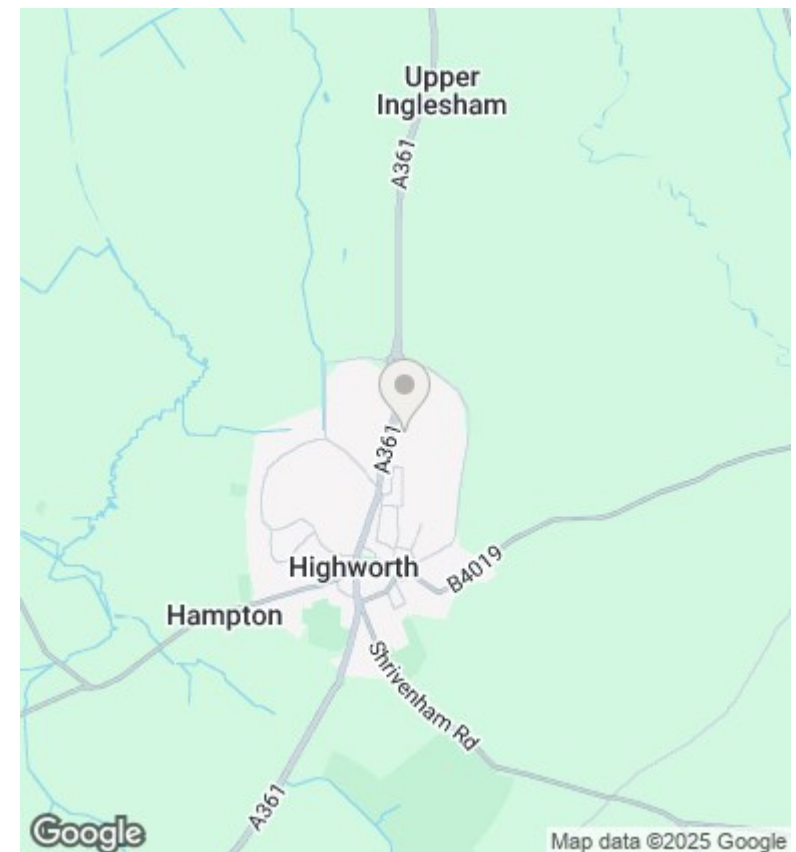
GROUND FLOOR
APPROX. FLOOR
AREA 23.8 SQ.M.
(256 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 23.8 SQ.M.
(256 SQ.FT.)

TOTAL APPROX. FLOOR AREA 47.5 SQ.M. (512 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

From the Blackworth Roundabout proceed along Roundhills Mead. Take the first right into Sevenfields and this leads into Knowlands.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC