



## 2, Highlands Cottage, Herridge, Collingbourne Ducis, Marlborough, Wiltshire, SN8 3FL



- Holding Deposit - £253
- Service Charge for Water and for Drainage - £40
- Council Tax Band - B

- Security Deposit - £1,269
- EPC Band - E
- Rent - £1,100 Per Month / £253 Per Week

£1,100 Per Month



Number 2 Highlands Cottage is a 2 bedroom terraced, brick built property situated within the picturesque surroundings of the Highlands Estate, located just outside the desirable village of Collingbourne Ducis.

This property benefits from good road links with the A303 which is approximately 12 miles, 10 miles from Marlborough and 20 miles from Salisbury.

The accommodation comprises a good sized entrance hallway with wooden flooring leading to:

#### Sitting Room

A well-proportioned light room with views out onto the rear garden area. The room benefits from a rear access which leads out onto a patio area.

#### Kitchen

A clean light kitchen finished to a good standard with a lino floor. Fitted floor and wall units providing ample storage space, along with a single sink with drainer and a four ring hob with an oven and grill.

#### Downstairs WC

A wash basin and toilet upon a wooden a floor and again finished and maintained to a good standard.

#### First Floor

##### Bedroom 1

Double bedroom with carpet flooring, a clean neutral colour scheme, radiator and large window

##### Bedroom 2

Another double bedroom with similar outlook to bedroom 1 again finished a clean neutral colour scheme with a window and radiator.

#### Bathroom

A good sized bathroom complete with tiled shower cubical, bath, wash basin and toilet. A clean light room with a neutral colour scheme finished with lino flooring.

Viewings strictly by appointment through Symonds and Sampson Salisbury 01722 334323

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## SERVICES

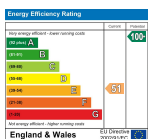
The rent is exclusive of all utility bills including council tax, mains electricity, water and drainage. A monthly service charge is added to the rent which covers water and drainage. As stated on the Ofcom website, indoor mobile signal is limited depending on provider, outdoor mobile signal is likely and standard broadband is provided to the property. There is a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property has electric heating.

## DIRECTIONS

///tricks.howler.celebrate

## SITUATION

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Office/Neg/Date



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