





Rent: £1,850 PCM

A large detached house presented in good order and set in extensive gardens adjacent to St John's Church.

Size: 2,292 sq ft inc garage

Council Tax: Wiltshire £3,513.76 (2024/25), Band F



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Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

St John's Vicarage 340 Frome Road, Studley Trowbridge, Wiltshire, BA14 0ED

- Detached House
- Double Garage
- Close to Town Centre
- Large Garden
- Driveway parking
- Available for a 6 month initial tenancy only

The Property

The Vicarage sits in the centre of a good sized plot with a private garden wrapping round the house, adjacent to the picturesque St John the Evangelist churchyard. The accommodation is light and airy, recently redecorated and consists of an entrance hallway, office, cloakroom, dining room, sitting room with open fireplace kitchen breakfast room, and utility area. Parquet flooring runs through the the principle ground floor rooms with carpets to the bedrooms and office. There is an attached double garage, accessed via the utility.

On the first floor, off a large landing are four double bedrooms, all with built in wardrobes, and en suite shower room to Bedroom 1 and a family bathroom. To the front of the property is a large driveway, providing parking for several vehicles in addition to the garage. The extensive garden, which is mainly laid to lawn with some mature trees and shrubs, wraps round on three sides of the house.

Location

St Johns Vicarage is situated on the outskirts of Trowbridge, close to many local amenities including primary and secondary schools. Just a short walk away is the popular Southwick Country Park. Trowbridge town centre is within easy reach, providing excellent shopping and leisure facilities, including a multiplex cinema, sports centre and variety of pubs and restaurants.

Trowbridge railway station provides regular services to Salisbury, Southampton, Bath & Bristol. Westbury train station (5 miles) offers direct services to London Paddington.

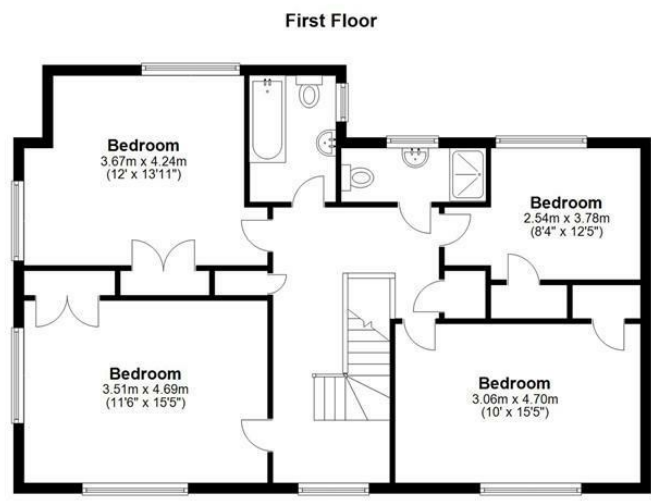
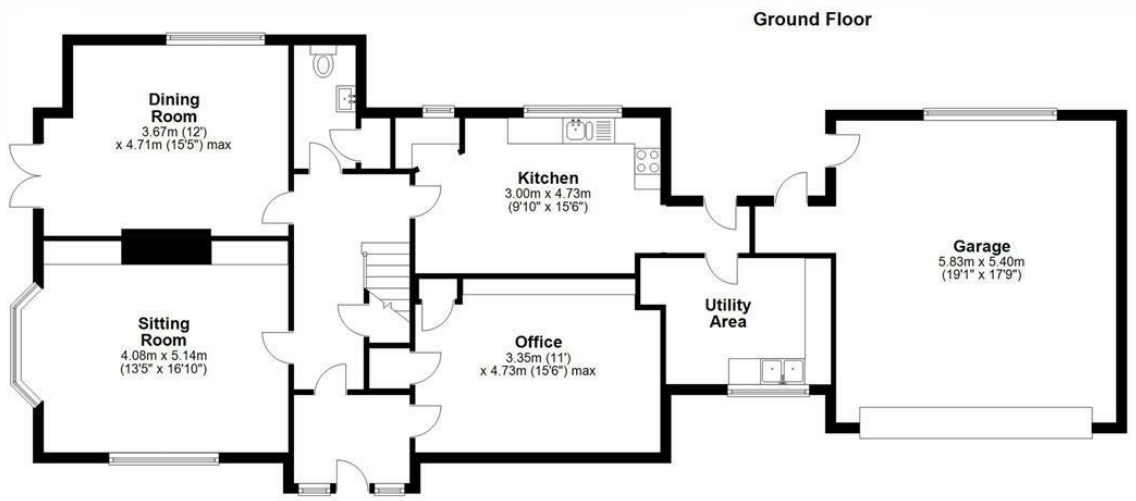
Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis if allowed). No smokers or sharers.





Myddelton & Major



Total area: approx. 213.0 sq. metres (2292.9 sq. feet)

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 Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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		

Disclaimer Notice:

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