



Church Street, Amesbury

Myddelton & Major



Rent: £1,850 PCM

An impressive four bedroom detached house set in its own grounds in a secluded location yet within a short walk of the town centre.

Size: 2,083 sq ft

Council Tax: Wiltshire £3,859.98 (2024/25)), Band G



4



3



2



3

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.

The Vicarage Church Street, Amesbury, Wiltshire, SP4 7EU

- Detached home
- Spacious accomodation
- Delightful gardens
- Level walk to town centre
- Single garage
- Large parking area

The Property

A large and spacious 4 bedroom detached house with single garage set in private, large, mature gardens situated close to the town centre. The property has a good sized kitchen breakfast room, utility, separate dining room, sitting room with garden access and a large office. Upstairs there are three double and one single bedrooms, a shower room and a family bathroom.

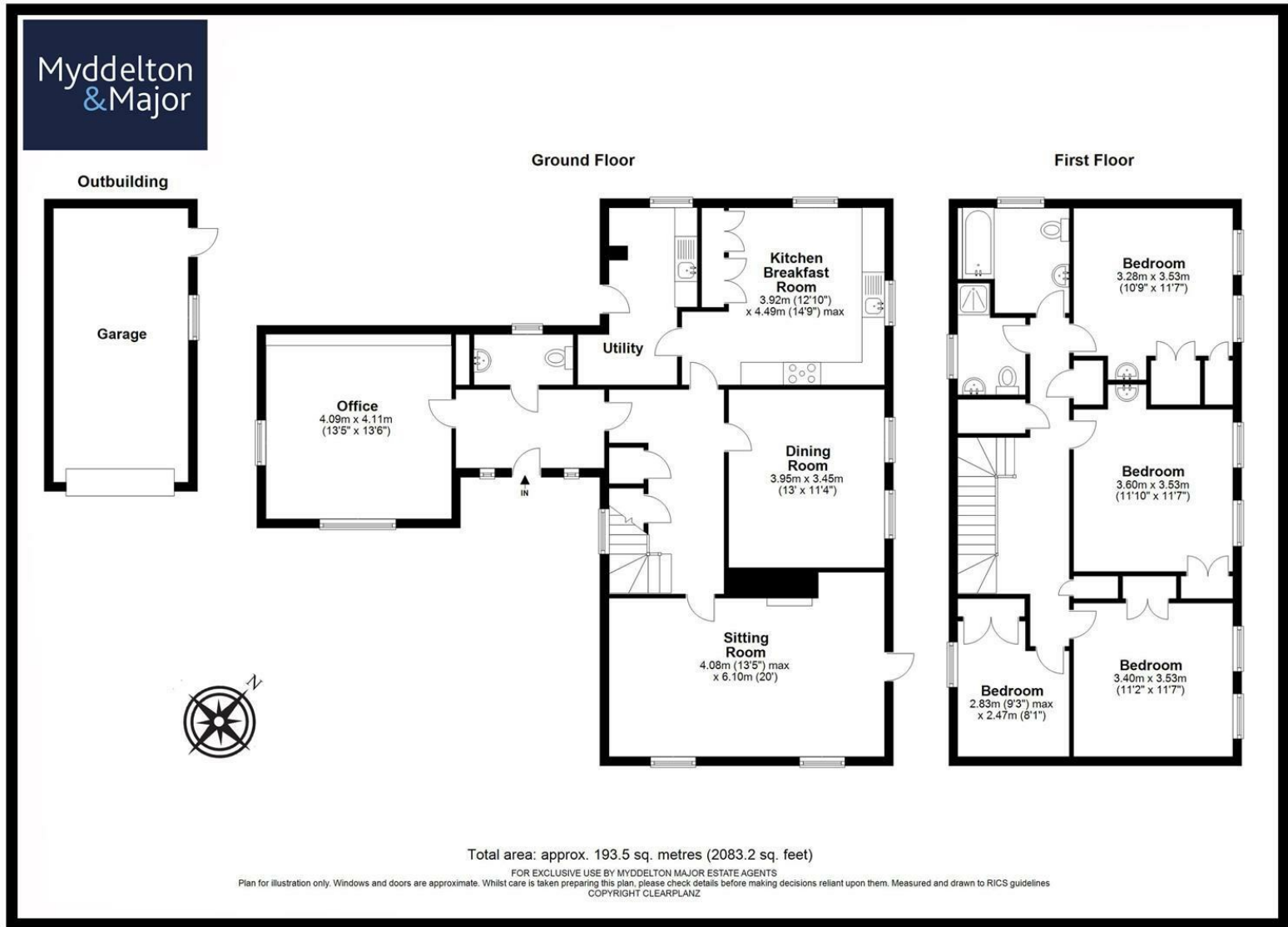
Location

Amesbury has a good range of shopping, business and recreational facilities and is well placed for the A303. Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with the iconic Cathedral Close sat in the heart of the city and a further extensive range of restaurants, shopping, and leisure facilities close by and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from its mainline railway station.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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