



LITTLE SOMERFORD SN15
£3,500 PER MONTH AVAILABLE 05/04/2024


Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Little Somerford SN15

**£3,500 Per Month
Furnished**

 **4 Bedrooms**
 **2 Bathrooms**
 **5 Receptions**

Features

- 4 Bedrooms, - 2 Bathrooms, - Living Room, - Dining Room, - Office, - Utility Room, - Kitchen, - Walled Front garden, - Off Road Parking, - Cloakroom, - Rural Village

Council Tax

Council Tax Band F

Hamptons

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{ CHARACTERFUL GRADE II LISTED 4 BEDROOM FURNISHED/PART FURNISHED

The Property

This tastefully refurbished, furnished/part furnished, 4 bedroom Grade II listed former farm house in Little Somerford, tucked away behind the Church has flexible living space with several rooms downstairs. Including a dining room, living room and useful office space, with broadband available (at the tenants own cost) together with a kitchen and a spacious utility room. With two bathrooms and useful downstairs cloakroom there is almost a room for everyone and everything. Outside there is a mature south facing walled garden to the front of the house with a variety of plants and trees and there is also a rear garden with a pond , vegetable beds and a greenhouse. Furthermore there is ample parking in an enclosed yard to the rear. The property has an adjoining one bedroom cottage which is currently let.Gardening included. Council tax band F and deposit equal to five weeks rental.

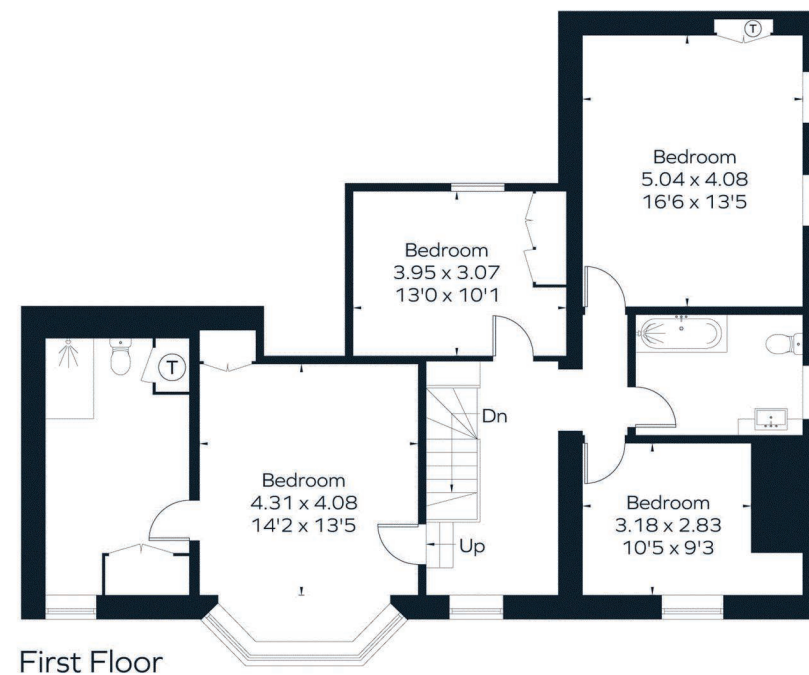
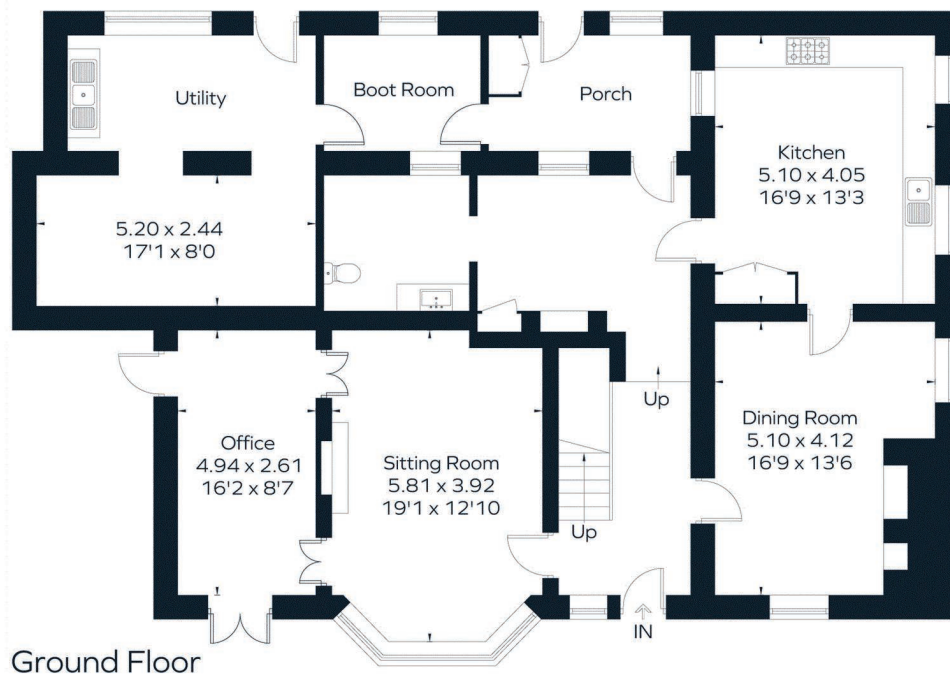
Outside

With a walled south facing garden to the front of the property and a rear garden with a pond, vegetable plot and a greenhouse. There is also ample parking in the courtyard at the rear of the farmhouse.

Location

Little Somerford is a popular village with a local pub The Somerford Arms and regular activities in Little Somerford village hall. Malmesbury is a short drive away.





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64822

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
44-48	A		
49-54	B		
55-59	G		77
60-64	D		
65-69	E	42	
70-74	F		
75-79	G		

England & Wales EU Directive 2002/91/EC

