



Wisteria Cottage

Wylve, Warminster, Wiltshire, BA12 0QT

Three Bedroom Detached Cottage

Located in the rural village of Wylve with Gardens, Off Road Parking and Store.

£1,400 per calendar month | Available end now

t. 01747 356099

w. fowlerfortescue.co.uk



Fowler Fortescue
RURAL ASSET MANAGEMENT



Wisteria Cottage
Wylve
Warminster
Wiltshire
BA12 0QT

Description & Location

Wisteria Cottage is a charming three bedroom detached cottage located in the picturesque village of Wylve.

The property, although rural, is located midway between Warminster and Salisbury and provides excellent transport links being just north of the A303 and south of the A36. Mainline railway stations are located at Tisbury (7.5 miles) connecting to London Waterloo (1 hr 49 mins) and Warminster (9.5 miles) connecting to London Paddington (2 hrs 11 mins).

The nearby village of Codford has a Primary School, shop, Post Office and doctors' surgery. The area offers excellent public and private Senior schools.

Accommodation

ENTRANCE LOBBY with storage doors into:

UTILITY/WC

Containing storage space, toilet and plumbing for washing machine

INTERNAL HALL leads to:

KITCHEN 12'11 x 13'0

Fitted units, integrated electric oven and hob. Space for table.

LIVING ROOM 11'5 x 32'5

With exposed beams, door to garden and two feature ingle nook fireplaces.

Stairs lead to:

MASTER BEDROOM 12'7 x 17'10

Large double, with curved exposed stone wall. Over looking back garden.

BEDROOM TWO 11'3 x 12'7

Double with built in cupboard

BATHROOM

White suit comprising bath, shower cubical, hand basin, WC and airing cupboard.

BEDROOM THREE 11'4 x 13'0

Double with duel aspect windows and exposed brick wall.

Outside

There is a good-sized drive to the front with parking for 3 cars and garage. Garden to the back laid to lawn and patio area.

Services

The property is heated via oil fired central heating and served mains drainage.

Ofcom indicates there is superfast fibre broadband (up to 80Mbps) available to the property and limited mobile phone signal from main providers. Intending tenants to satisfy themselves with broadband and mobile services.

Local Authority

Council Tax Band 'C' – Wiltshire Council

Terms

The rent is £1,400 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £320 is payable to secure the property (see further details and conditions in our fee summary) and £1,615 is payable as a security deposit.

Restrictions

Pets by negotiation.

EPC

The cottage has an EPC rating 'E42'.

Availability

The property is available end June 2024

Photos



Viewings

Strictly by prior appointment through Fowler Fortescue.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

t. 01747 356099 | e. ds@fowlerfortescue.co.uk

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH



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