



# 81 High Street

Maiden Bradley, Warminster, Wiltshire, BA12 7JG

## 2 Bedroom Semi-Detached Cottage

A well-presented 2 bedroom cottage located in the popular village of Maiden Bradley. The property benefits from a large garden and off-road parking.

**£1050 per calendar month | Available August 2024**

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



**81 High Street**  
**Maiden Bradley**  
**Warminster**  
**Wiltshire**  
**BA12 7JG**

### Description & Location

81 High Street is a semi-detached two bedroom cottage. The property is well presented, with period features throughout. The village offers a range of local amenities including an award-winning pub (Best Pub in Wiltshire 2022), village shop and café, recreation ground and village hall with a busy social calendar. Located approximately 6 miles from Mere, Frome and Warminster and 8 miles from Bruton. The market town of Frome holds a monthly artisan and craft market which is one of the largest in the country. It also has a lively arts and music scene. The town of Bruton is home to the highly regarded art gallery Hauser & Wirth with The Roth Bar & Grill which hosts various cultural events throughout the year.

The independent school of Port Regis is just 20 minutes from the property and 4 miles south of the cottage is the A303 London to Exeter trunk road. Nearby train stations are at Gillingham (South West Trains) and Westbury (Great Western Railway).

### Accommodation

**KITCHEN** 17'8 x 15'2  
With fitted units, integrated electric oven and hob. There is a feature fireplace, an island unit, and space for a dining table.

**UTILITY** 7'10 x 5'7

**SITTING ROOM** 17'8 x 14'2  
Good sized room with feature fireplace

First Floor:

**BEDROOM ONE** 13'7 x 8'10  
Double bedroom with additional built in storage cupboard

**BATHROOM**  
White suite comprising bath with shower over, hand basin and WC

Second Floor:

**BEDROOM TWO** 15'4 x 12'2  
Double bedroom with Velux window

**OUTSIDE**  
There is a large garden to the rear, mainly laid to lawn with mature shrubs and trees.

The property is heated via oil-fired central heating.

**PARKING**  
Off-road parking for two cars.

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

### Terms

The rent is £1050 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £240 is payable to secure the property (see further details and conditions in our fee summary) and £1,210 is payable as a security deposit.

### Services

The property is served by mains electric and mains water. Ofcom indicates Superfast broadband is available to the property with speeds up to 40Mbps. Indoor mobile signal is limited however Ofcom indicates it's likely outdoors. An internal booster may be required.

### Council Tax

Band 'B' - Wiltshire Council

### Restrictions

Pets by negotiation.

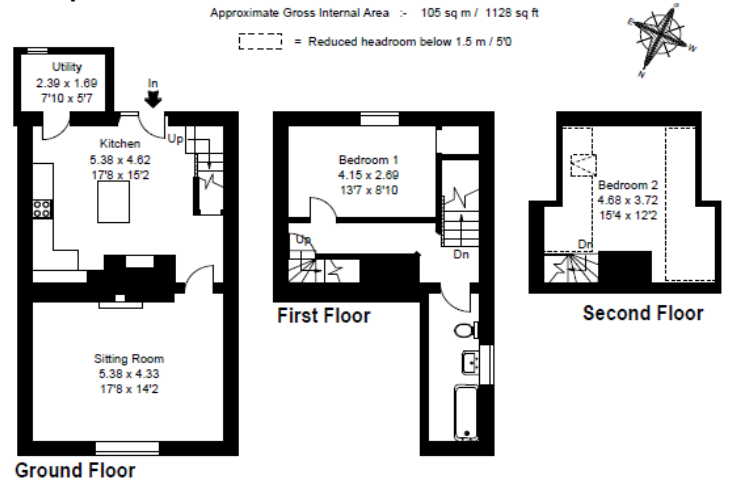
### Availability

The property is available now.

### EPC

The property has an energy performance rating of E48.

### Floorplan



### 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.



**RICS**

