



46a Corton

Warminster, BA12 0SZ

A 4 bedroom, semi-detached property.

A good sized 4-bedroom property located in an idyllic rural setting. The property enjoys a spacious plot of just under 0.3 acres, countryside views to the rear, off street parking and a single garage.

£1,450 per calendar month | Available from 1st November 2025

t. 01747 356099

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



Fowler Fortescue
RURAL ASSET MANAGEMENT



46a Corton
Warminster
BA12 0SZ

Description/Location

Accommodation

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Directions

///selection.evolution.styled

Using What3Words, the above words will take you directly to the property.

ENTRANCE HALL

LIVING ROOM 19'7 X 11'3
Fireplace with open fire.

KITCHEN 17'7 x 8'10
Fitted kitchen with space for white goods and cooker.

UTILITY AREA
Cupboard space, boiler cupboard, downstairs WC and sink.
Rear door to garden and garage.

LANDING
With linen cupboard and doors leading to:

BEDROOM ONE (fitted wardrobes) 19'7 x 9'7

BEDROOM TWO 11'1 x 10'10

BEDROOOM THREE 10'10 X 10'5

BEDROOOM FOUR 14'5 X 8'2

BATHROOM ONE
White suite comprising bathtub with shower over and hand basin.

SEPARATE WC

OTUSIDE
A large garden laid to lawn interspersed with mature shrubs and trees. A paved path leads to a garden shed, lean to and compost area. Further storage is available in the garage accessed from the front of the property.

Services

Mains water and septic tank. Oil fired central heating.
Contribution to maintenance and emptying of septic tank - £25pcm.

Council Tax

Council Tax Band 'C' (Wiltshire Council).

Restrictions

Pets by negotiation.

EPC

Energy Performance rating D60.

Terms & Administration

The rent is £1,450 per calendar month, payable monthly in advance, exclusive of Council Tax and all utilities. A holding deposit of £330 is payable to secure the property (see further conditions in our fee summary) and £1,670 is payable as a security deposit. The property is available to let on a minimum 12 month tenancy with a view to extending thereafter.

Viewings

Strictly by prior appointment through Fowler Fortescue on 01747 356 099.

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.

