

TO LET



Melrose Close, Warminster

3 Bedrooms, 1 Bathroom, Semi-detached bungalow

£1,450 pcm


MARTIN&CO



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Semi-detached bungalow,
3 bedroom, 1 bathroom

£1,450 pcm

Date available: Available
Now

Deposit: £1,670

Holding Deposit £330

Unfurnished

Council Tax band: C

- Three bedroom semi-detached bungalow
- Beautifully presented throughout
- Modern fitted kitchen
- Fireplace with feature log burner
- Modern luxury family bathroom
- Gas central heating and double glazing
- Enclosed rear garden with seating areas and mature borders

A three bedroom, semi-detached bungalow in a popular residential location. The large living room includes a feature log burner and the property benefits from a modern fitted kitchen, good size garden and driveway parking as well as a garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2025

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.