



## 2, Highlands Cottage, Herridge, Collingbourne Ducis, Marlborough, Wiltshire, SN8 3FL



- Unfurnished
- Available Immediately
- Parking

- Long Term Let
- Countryside views
- On the outskirts of a desirable village

£1,000 Per Month

A well-presented two-bedroom terraced house situated within the picturesque surroundings of the Highlands Estate on the outskirts of the charming and historic village of Collingbourne Ducis.

Available Immediately for an initial 6/12-month tenancy (depending on which one you're doing) with preference for a long-term let. Pets considered at landlords' discretion.

The property offers well-presented accommodation which comprises of a downstairs WC, sitting room with access to the rear patio and a well-fitted kitchen on the ground floor. On the first floor there are two double bedrooms and a good-sized bathroom with shower cubicle.

Outside there is a rear garden and parking

Viewings strictly by appointment through Symonds and Sampson Salisbury 01722 334323

Rent - £1,000 per month / £230.76 per week

Holding Deposit - £230.76

Security Deposit - £1,153.84

Service Charge for Water and drainage - £40 per month

EPC Band - E

Council Tax Band - B

## SERVICES

The rent is exclusive of all utility bills including council tax, mains electricity, water and drainage. A monthly service charge is added to the rent which covers water and drainage. As stated on the Ofcom website, indoor mobile signal is limited depending on provider, outdoor mobile signal is likely and standard broadband is provided to the property. There is a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property has electric heating.

## DIRECTIONS

///tricks.howler.celebrate

## SITUATION

The property is situated on the outskirts of the charming and historic village of Collingbourne Ducis. It offers a peaceful rural lifestyle while remaining well-connected to larger towns and amenities. The village is set amidst beautiful countryside, ideal for walking, cycling, and outdoor activities. It offers a close-knit community with a village pub, shop and post office, primary school, and church. The village lies on the A338, giving easy routes north to Marlborough (7 miles) and south to Tidworth (5 miles) and Salisbury (18 miles).



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