

Temple Farm
Warminster BA12 0AQ

Monthly Rental Of £2,750





Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER
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Stunning five bedroom detached property

Approx 3/4 acre plot of stunning gardens

Five double bedrooms

Breathtaking views of local countryside

Parking for several vehicles

Oil central heating

Five reception rooms

Available early December, unfurnished

Wrights Residential are delighted to bring to market this extremely spacious five bedroom detached property, situated on a 3/4 acre plot, with stunning views to the rear. The property comprises porch and entrance hallway, large lounge, garden room, study, kitchen/breakfast room, utility room, dining room and conservatory. There are two double bedrooms and a shower room on the ground floor, and three further double bedrooms on the first floor, with en-suite to master bedroom and family bathroom. Further benefits off road parking for several vehicles, stunning gardens, oil central heating and solar panels which drastically reduce bills. Please note the double garage is not included in the let. This property is available early December, unfurnished.

The property comprises

Ground Floor

Entrance Porch
With composite front door and wood laminate flooring.

Entrance Hallway
With laminate flooring, radiator, storage cupboard and stairs to the first floor.

Lounge *23' 7" x 14' 6" (7.2m x 4.43m)*
Dual aspect with PVCu french doors to the garden, radiator, views to the rear and a jet stream open fire place.

Garden Room *17' 6" x 9' 2" (5.33m x 2.79m)*
With laminate flooring, radiator, velux and PVCu windows and PVCu french doors leading to the garden.

Study *8' 2" x 6' 4" (2.50m x 1.94m)*
With radiator and PVCu window.

Kitchen/Breakfast Room *23' 6" x 11' 10" (7.16m x 3.60m)*
With a range of eye level and base units, worktops with tiled splash backs, integrated eye level double oven, ceramic hob, tall fridge and freezer, dishwasher, one and a half bowl sink/drainer unit, radiator and dual aspect PVCu double glazed windows.

Utility Room *9' 5" x 8' 2" (2.86m x 2.50m)*
With a range of eye level and base units, worktops with tiled splashbacks, sink/drainer unit, washing machine, fridge/freezer and PVCu double glazed window.

Dining Room *11' 5" x 10' 7" (3.47m x 3.23m)*
With laminate flooring, radiator and bi-fold doors to the conservatory.

Conservatory *14' 9" x 11' 3" (4.50m x 3.42m)*
Of PVCu construction with a dwarf brick wall, wood laminate flooring and french doors opening onto the rear garden.

Bedroom Four *11' 11" x 11' 10" (3.64m x 3.61m)*
With radiator and PVCu double glazed window.

Bedroom Five *11' 11" x 10' 6" (3.62m x 3.20m)*
With radiator and PVCu double glazed window.

Shower Room
With suite comprising shower enclosure, hand basin and W.C.

First Floor

Master Bedroom *16' 6" x 15' 7" (5.04m x 4.74m)*
With radiator, built in wardrobe and PVCu double glazed window.

En-suite Bathroom
With suite comprising bath with shower over, W.C and hand basin with vanity unit, built in storage and velux window.

Bedroom Two *14' 3" x 12' 11" (4.35m x 3.94m)*
With radiator, built in wardrobe and PVCu double glazed window.

Bedroom Three *11' 10" x 10' 7" (3.61m x 3.22m)*
With radiator, built in storage cupboard and PVCu double glazed window.

Family Bathroom
With suite comprising bath with shower over, W.C and hand basic, PVCu double glazed window.

Externally
The property is set in approx 3/4 of an acre of beautifully landscaped gardens with views to the rear of the surrounding countryside, there is driveway parking to the front for several vehicles.

Council tax
The property is in council tax band G.

Energy Performance
The current EPC rating is C (70)

Services
Mains oil, electricity, water and drainage are connected. The property is heated by oil central heating boiler to radiators. Please note that the Agent has not tested any appliances.









Total Area: 271.4 m² ... 2921 ft² (excluding eaves storage)

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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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