

Symonds
& Sampson



Manor House

Manor Road, Mere, Wiltshire

Manor House

Manor Road
Mere
Wiltshire BA12 6HR

Early Victorian substantial seven bedroom family home overlooking Castle Hill.



- Part/Unfurnished
- Initial twelve month tenancy
- Available immediately
- Situated on the outskirts of Mere
- Substantial accommodation arranged over three floors
- Gardens, ample outbuildings and off road parking

£2,500 Per Month

Sturminster Lettings
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THE PROPERTY

The Manor House is an early Victorian property with many of the original features of this period including marble fireplaces, flagstone flooring and high ceilings.

Available immediately for an initial 12 month tenancy. Pets considered at Landlords discretion. Rent includes partial garden maintenance.

This property would be ideally suited to a large or extended family with the ground floor having five reception rooms. On the first floor there are six bedrooms and a large attic room on the second floor.

The property is approached via its own driveway which leads to the rear of the property where there is ample off road parking. There are various outbuildings for storage and two garages/car ports that surround the rear courtyard.

To the front of the property is large formal lawned garden with mature shrubs and trees and an elevated terrace.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and superfast broadband is provided to the property. There is a very low risk of flooding as stated by

the GOV.UK website. The property has oil central heating and can be let unfurnished or part furnished.

Rent - £2500 per month / £576 per week
Holding Deposit - £576
Security Deposit - £2884
EPC Band - F (Exemption granted)
Council Tax Band - G

SITUATION

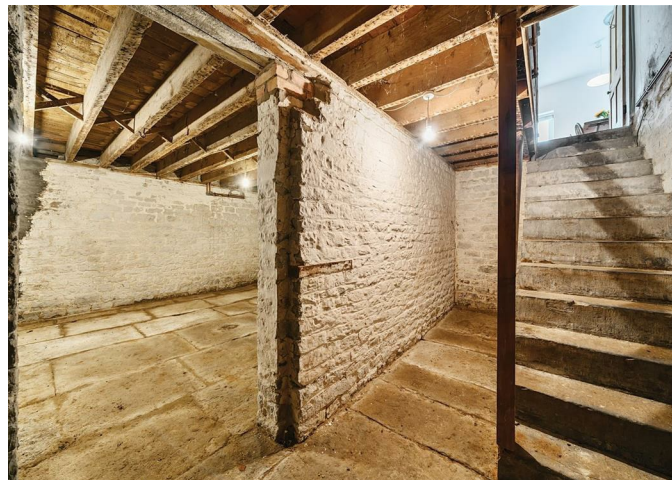
The property is situated on the edge of the pretty rural town of Mere. The front aspect overlooks Castle Hill.

Mere is a small town set in the Wiltshire Downs. It benefits from a variety of shops, together with doctors surgery, dental practice, 3 pubs, library, post office, school and church.

There is excellent access to the A303 and Gillingham (4 miles), has a full range of shops and mainline station to London Waterloo. There is some fantastic walking and riding in the surrounding countryside and the nearby West Wilts Downs are in an AONB.

DIRECTIONS

what3words: ///astounded.dare.dramatic



Manor Road, Mere, Warminster

Approximate Area = 4958 sq ft / 460.5 sq m (includes garage)

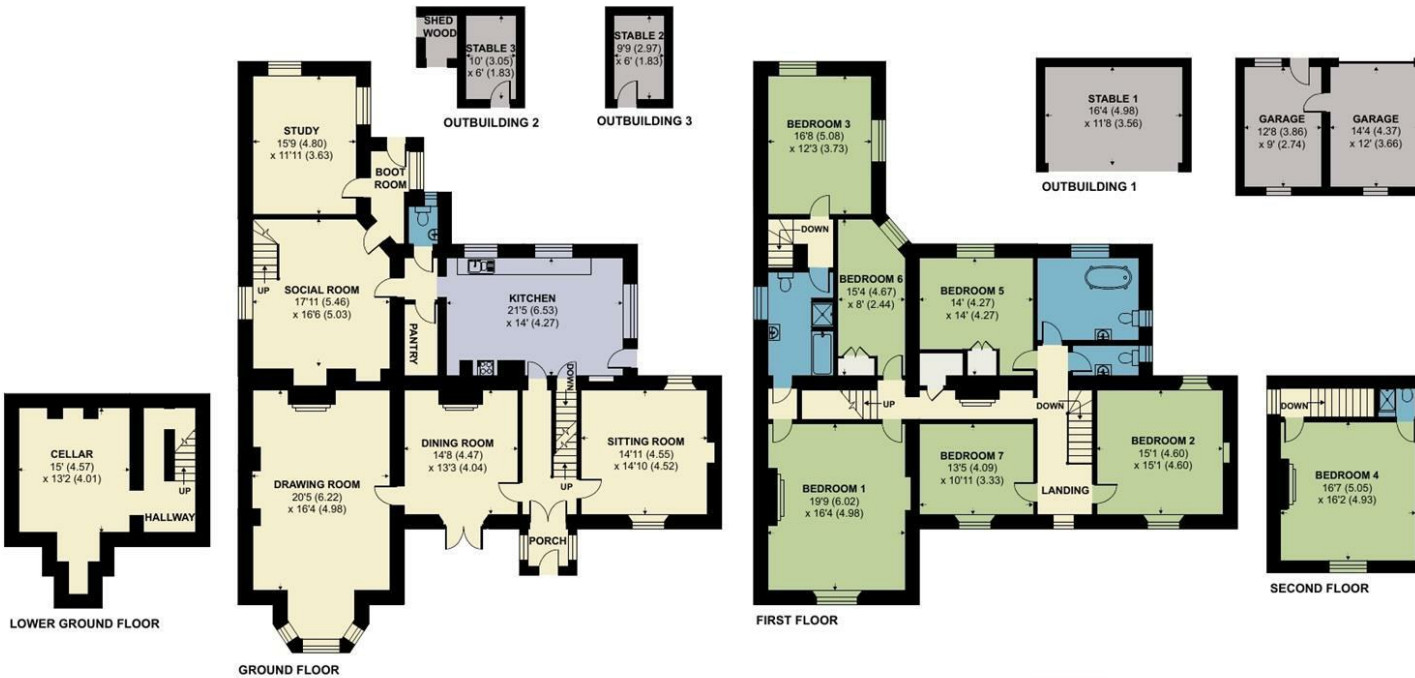
Outbuildings = 327 sq ft / 30.3 sq m

Total = 5285 sq ft / 490.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Environmental grade - lower ranking costs more			
100-149	A		78
150-159	B		
160-169	C		
170-179	D		
180-189	E		
190-199	F		
200-209	G		
210-219	H		
220-229	I		
230-239	J		
240-249	K		
250-259	L		
260-269	M		
270-279	N		
280-289	O		
290-299	P		
300-309	Q		
310-319	R		
320-329	S		
330-339	T		
340-349	U		
350-359	V		
360-369	W		
370-379	X		
380-389	Y		
390-399	Z		
Energy efficiency - higher ranking costs less			
England & Wales			
EPC created on 2025/01/10			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1183358



SturminsterNewton/LM/RevisedJune25



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