



Orchard House

Church Street, Maiden Bradley, BA12 7HW

Semi-Detached Country House

A characterful house in the sought after village of Maiden Bradley. The property benefits from two reception rooms, a large garden and off road parking.

£1900 per calendar month | Available now

t. 01747 356099

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Fowler Fortescue
RURAL ASSET MANAGEMENT

**Orchard House
Church Street
Maiden Bradley
BA12 7HW**

Description/Location

Orchard House is a semi-detached 3 bedroom property, benefitting from off-road parking and a generous garden to the front. The property is located on Church Street in the popular village of Maiden Bradley.

The village offers a range of local amenities including a public house, village shop and café, recreation ground and village hall with a busy social calendar.

Located approximately 6 miles from Mere, Frome and Warminster and 8 miles from Bruton. The market town of Frome holds a monthly artisan and craft market which is one of the largest in the country. It also has a lively arts and music scene. The town of Bruton is home to the highly regarded art gallery Hauser & Wirth with The Roth Bar and Grill which hosts various cultural events throughout the year.

The independent school of Port Regis is just 20 minutes from the property and 4 miles to the south is the A303 London to Exeter trunk road. Nearby train stations are at Gillingham (South West Trains) and Westbury (Great Western Railway), with services to London and the South West.



EPC

The cottage has an EPC rating 'E39'.

Services

The property is heated via oil fired central heating, mains water and electrics, with private drainage.

Ofcom indicates there is superfast broadband (up to 80Mbps) available to the property. Mobile phone signal is good outdoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom online checker.

Local Authority

Council Tax Band 'F' - Wiltshire Council

Terms

The rent is £1900 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £435 is payable to secure the property (see further details and conditions in our fee summary) and £2190 is payable as a security deposit.

Restrictions

Pets by application.

Availability

The property is available now.

Viewings

Strictly by prior appointment through Fowler Fortescue.

Accommodation

The front door opens into a spacious entrance hall with original flag stone floor, stairs to first floor and doors leading to:

KITCHEN/ DINING ROOM

A good sized fitted kitchen with a single electric oven, electric hob and 1.5 bowl sink. Space for fridge freezer, dishwasher and dining table. The kitchen also benefits from a large pantry cupboard.

BOOT/UTILITY ROOM

With space for a number of white goods, and ideal for storage.

DRAWING ROOM

A large open room with woodburning stove, large original sash windows overlooking the garden, exposed floorboards, with a door to the garden.

LIVING ROOM / SNUG

A good sized second reception room with an open fire, large bay window and built in bookcases

DOWNSTAIRS CLOAKROOM

First Floor

Stairs lead to a good sized landing.

BEDROOM 1

A good-sized double bedroom with large original sash window, feature fireplace and built in wardrobes.

BEDROOM 2

A large double bedroom with built in wardrobe and feature fireplace.

BEDROOM 3

A single bedroom, perfect for use as a study.

BATHROOM

White suite comprising bath with shower over and hand basin. WC located in separate room.

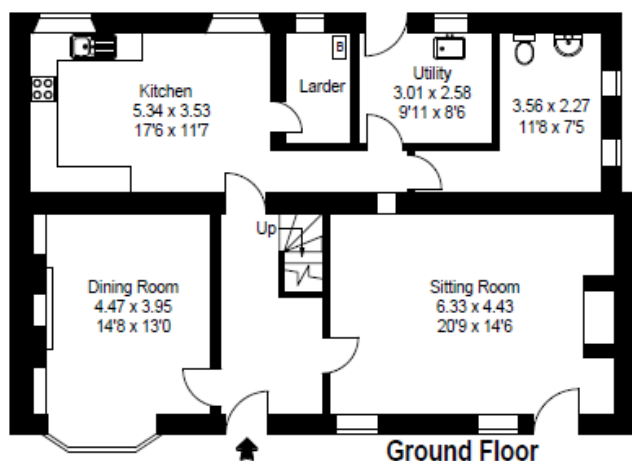
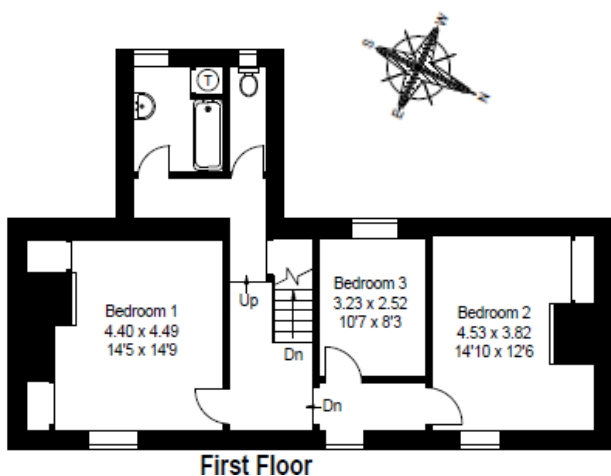
ATTIC SPACE

Stairs up to the roof space, perfect for storage (not useable living space).

Outside

There is a good sized garden to the front, mainly laid to lawn.

There is a private courtyard to the rear of the property, with access to a good sized outbuilding useful for storage. Allocated parking is available to the rear.



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.

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