



79 Shrewton Road

Chitterne, Warminster, Wiltshire, BA12 0LN

3 Bedroom Semi-Detached Cottage

A three-bedroom property situated in the charming village of Chitterne, with 2 reception rooms and a garden.

£950 per calendar month | Available now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT

79 Shrewton Road
Chitterne
Warminster
Wiltshire
BA12 0LN

Description/Location

79 Shrewton Road is a 3 bedroom semi-detached property located in the charming village of Chitterne, with a range of amenities including a public house, village hall, church, recreation ground with a cricket pitch and child's play area. The neighbouring village is just three miles away has a primary school, doctor's surgery, veterinary surgery, shop and a garage.

Chitterne is located approximately eight miles away from Warminster which has a wide range of shopping and leisure facilities and also benefits from a direct main line railway station to London Waterloo.

The A303, just eight miles from the property, provides excellent road links to both London and Exeter.

Local attractions include Longleat House and safari park, Centre Parcs, Shearwater Lake, Stourhead House and gardens, Stonehenge and the cathedral city of Salisbury.

Accommodation

The ground floor comprises:

KITCHEN/DINER with fitted units, space for washing machine, a larder/storage cupboard and space for a breakfast table.

LIVING ROOM with original floorboards and woodburning stove.

SECOND RECEPTION ROOM perfect for a home office, snug, playroom or fourth bedroom.

REAR PORCH housing the boiler and a door out to the garden.

The first floor comprises landing area with doors leading to:

BEDROOM 1 a large double with views across the countryside and built in wardrobe.

BEDROOM 2 a single with views to the front

BEDROOM 3 a single room with rear aspect

BATHROOM with fitted white suite comprising bath with shower over, hand basin and WC

The property is heated via oil fired central heating and benefits from partial double glazing.

Outside there is a garden to the rear.

Restrictions

Pets by application.

EPC

The property has an EPC rating of E53.

Photos



Fees, Charges & Terms

The rent is £950 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £215 is payable to secure the property (see further details and conditions in our fee summary) and £1095 is payable as a security deposit.

There is a service charge for the property of £25 per calendar month which covers drainage.

Viewings

Strictly by appointment only through Fowler Fortescue.

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.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

