



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



- Unfurnished
- Available Immediately
- Parking
- Long Term Let
- Countryside views
- On the outskirts of a desirable village

£1,100 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 - £1,100 per month / £253 per week

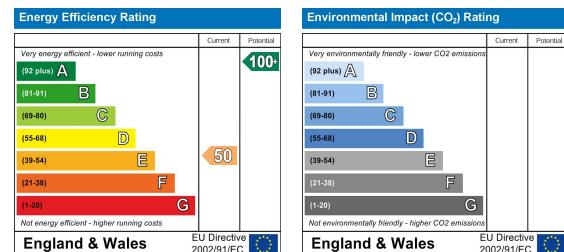
Holding Deposit - £253

Security Deposit - £1,269

Service Charge for Water - £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).



01722 334323

salisbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
89, Crane Street,  
Salisbury, Wiltshire SP1 2PU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendor shall not be required to define or describe such rights, privilages or advantages.