



Church Road, Derry Hill

Myddelton & Major



Rent: £1,750 PCM

A well-presented detached family home with spacious accommodation and large garden.
AVAILABLE FOR A SIX MONTH TENANCY ONLY.

Size: 2,033 sq ft

Council Tax: Wiltshire £3,992.67,
Band G



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

The Vicarage, 65a Church Road, Derry Hill Calne, Wiltshire, SN11 9NN

- Spacious family home
- Generous lawned garden
- Desirable village location
- Garage
- Close to Golf course
- Large driveway

The Property

The Vicarage sits in the centre of a good sized plot with a private garden wrapping round the house, adjacent to the picturesque Christ Church churchyard.

The accommodation is light and airy, recently redecorated and consists of an entrance hallway, office, cloakroom, kitchen breakfast room, dining room and sitting room. On the first floor are four double bedrooms, and a bathroom and separate w/c. Stripped pine or parquet flooring runs through the ground and first floors. There is an attached single garage, accessed via the utility room.

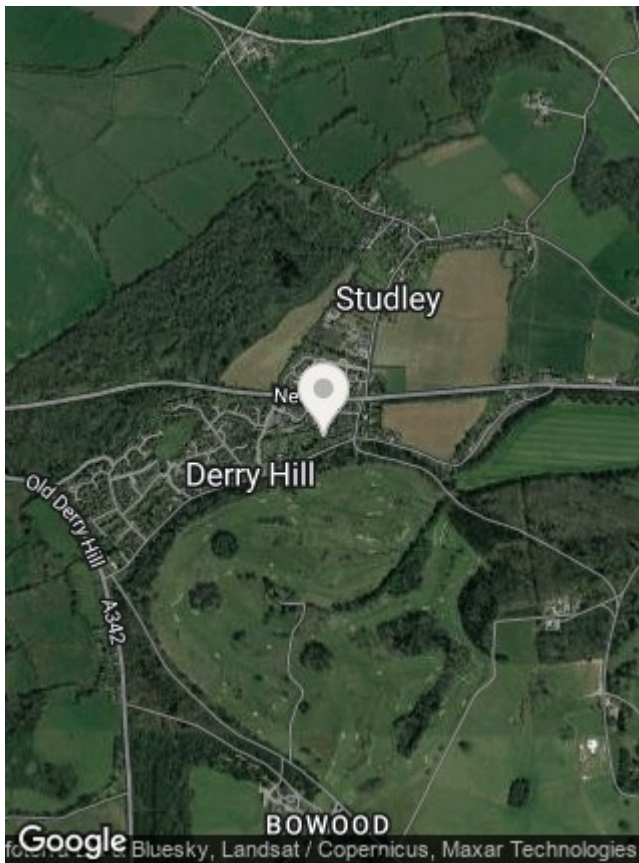
Location

The Vicarage is set in the popular village of Derry Hill, between Chippenham (4.5 miles) and Calne (2.5 miles), in a superb situation, adjacent to the Bowood Estate & overlooking a PGA rated golf course. Within a short walk, there is a village church, a good primary school, a village shop with post office, a well regarded pub (The Lansdowne Arms) and the village has a regular bus services.

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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Total area: approx. 188.9 sq. metres (2033.2 sq. feet)

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 Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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