





Rent: £1,700 PCM

A good sized modern detached house with private gardens, garage and driveway with parking for several cars.

Size: 2,726 sq ft

Council Tax: Wiltshire £3,492.06 (23/24), 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 electricity, water and telephone.

Other Fees: See Website.

The Vicarage The Green, Lyneham Chippenham, Wiltshire, SN15 4PD

- Detached
- Generous Enclosed Garden
- Pets Welcome
- Garage
- Large Driveway
- Water & Sewage rates included in rent

The Property

The large spacious accommodation comprises 3 good sized reception rooms, kitchen and utility, 4 bedrooms and two bathrooms. The property is approached via a five bar gate with a large tarmac drive and turning area providing parking for several vehicles in front of the double garage. The front garden is landscaped with several mature shrubs and flower beds. There is a large fully enclosed private, lawned rear garden which backs onto fields.

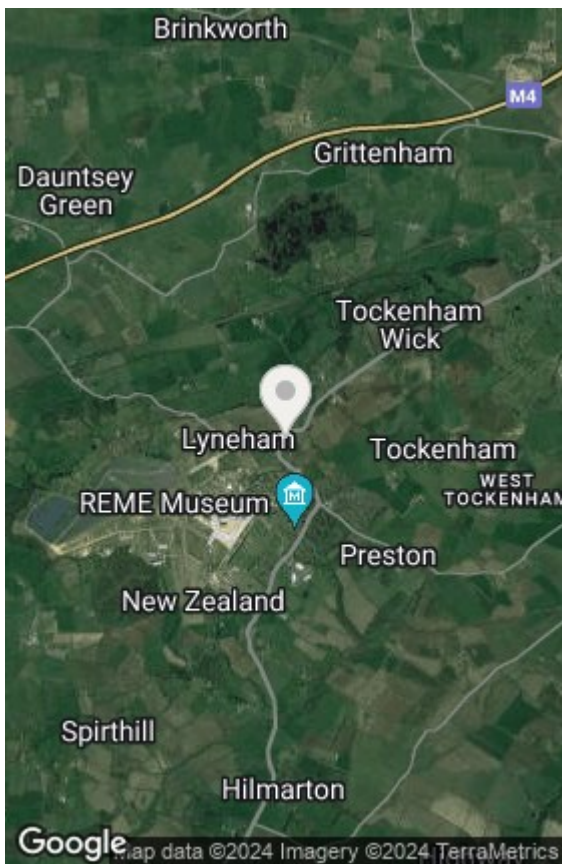
Location

The property is set close to the centre of the village of Lyneham, which has good local facilities including supermarkets, cafes and pub. Situated 4 miles southwest of the Market town of Royal Wootton Bassett, 5 miles north of Calne and 11 miles from Swindon with good road and rail links to London and being just 6 miles from the M4 Junction 16.

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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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