



The Bothy Bathampton Farm, Wylve, Warminster, Wiltshire, BA12 0QD

£725 PCM

The Bothy is a one bedroom, ground floor flat within a converted farm building, situated on a private farming estate, just off the A36 near Wyllye and available on a potentially long term basis for SINGLE OCCUPANCY ONLY. The location provides very good road access to both A36 and A303. The accommodation comprises: a ground floor front door straight into the large kitchen/diner with L-shape range of fitted units incorporating an electric hob and oven, washing machine (included) and plenty of space for a f/freezer (included) and dining table. A double aspect, L-shaped sitting room with vinyl flooring and one double bedroom. Shower room with quadrant cubicle containing thermostatic bar shower (no bath), wc and basin. Outside there is parking for one car in front of the building. UNFURNISHED. Tenants should be understanding of a working arable (organic) farming operation with grain dryer etc working in close proximity during the harvest season. Rent includes Wi-Fi, water and sewerage (worth circa £75/month) .

### **A Note From the Whites Letting Team**

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

# The Bothy Bathampton Farm, Wylze, Warminster, BA12

Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for H W White Ltd. REF: 1218206



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		53	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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