



48 High Street, Heytesbury, Warminster, Wiltshire, BA12 0EB

£1,450 PCM



## Description

A charming, 3 bed terraced stone cottage which has been fully renovated in recent years and is located in this popular village with a thriving pub. The accommodation in brief comprises: the front door straight into an open plan sitting/kitchen/breakfast room with a working woodburner and separate cloakroom/boiler room. The kitchen end is well specified with an L-shape range of units with Quartz worktops, electric oven and hob, slimline integral dishwasher and an integral fridge/freezer. The kitchen/breakfast area has real oak flooring and french doors opening to the garden. On the first floor, there are three good sized bedrooms, one of which has a decent built-in wardrobe and there is a well specified bathroom with a bath and separate shower cubicle. Character features include vaulted bedroom ceilings with exposed timber beams, ledged and braced oak doors and a brick fireplace accommodating the woodburning stove in the sitting area. Outside, there is an enclosed rear garden with both a paved sitting/BBQ area stepping up to a lawn/raised bed area and a brick and tiled storage shed/workshop at the top of the garden. The property is fully double glazed with replacement windows and doors and the heating is via an electric boiler, hence an EPC rating of "C". On street parking. Unfurnished with carpets/wooden flooring.

Heytesbury is a highly regarded village set on the edge of the Cranborne Chase area of outstanding natural beauty with public house, primary school, shop/post office and church. Warminster is about 3 miles away with its wide range of facilities whilst Salisbury, Trowbridge and Bath are easily accessible. Rail links are from Warminster with road access via A303/M3, to London and the West Country.

## 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.

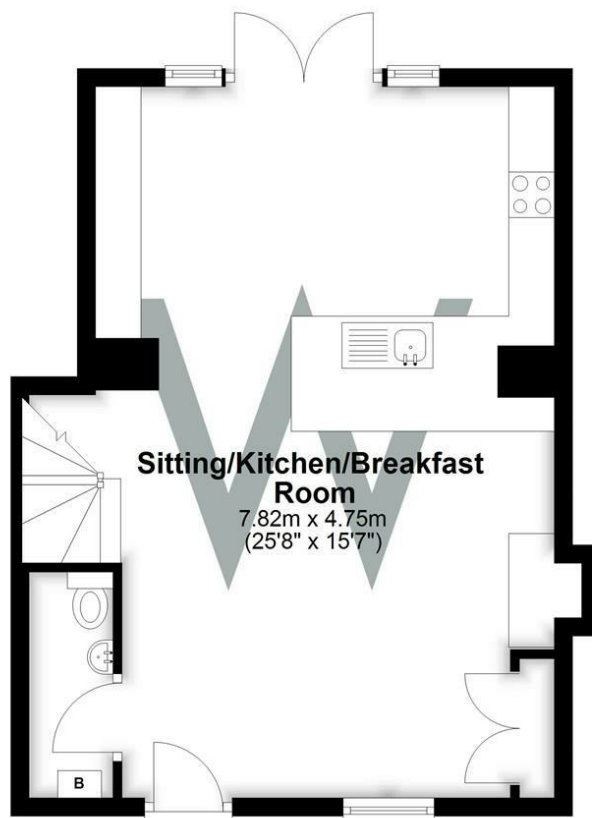
Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round 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.

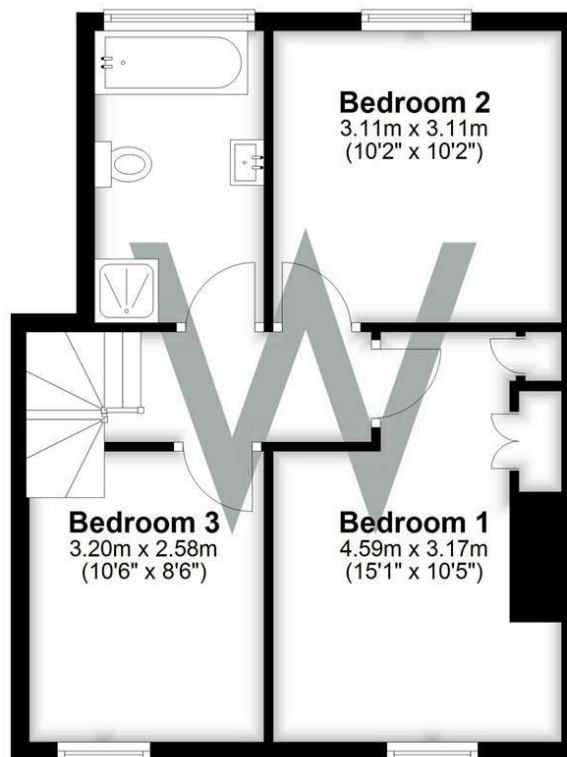
## Ground Floor

Approx. 48.4 sq. metres (520.4 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 91.7 sq. metres (987.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## WHITES

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