



Orchard Cottage Rockbourne Road, Coombe Bissett, Wiltshire, SP5

£1,100 PCM

Accommodation Comprises:

Entrance hall. Modern bathroom with electric shower over the bath. Bedroom one; double. Open plan kitchen/living room with a fully fitted kitchen and solid wooden worktops and breakfast bar, ceramic 1.5 bowl sink with drainer and window overlooking the garden; electric double oven, ceramic induction hob, integrated dishwasher, washing machine, fridge and freezer. Archway from the living area to a dining room/study with French doors onto a terrace. Bedroom two, large double.

Outside; enclosed private garden with terrace and large area of lawn, gate to the front of the property with shared access on the driveway and parking for two cars to the front.

The property benefits from hard flooring throughout, double glazing, electric heating and the landlord may consider a pet.

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

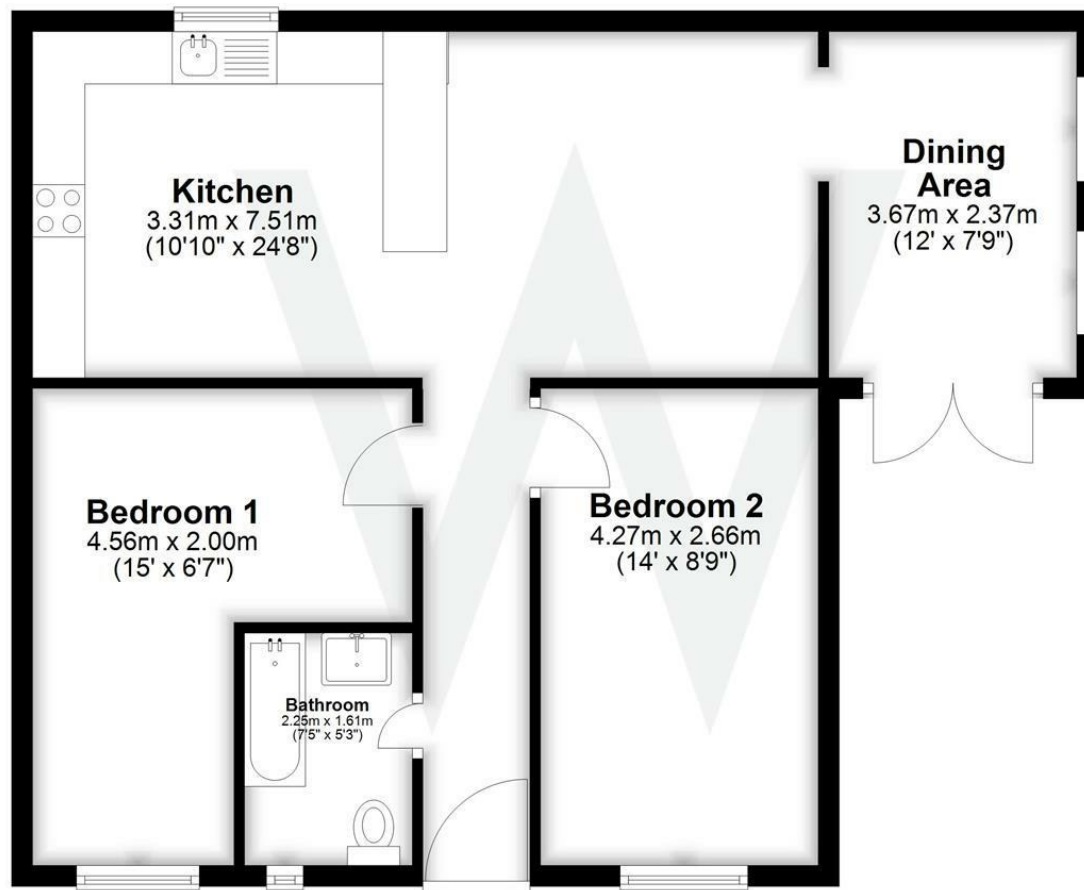
property listing accordingly.

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.

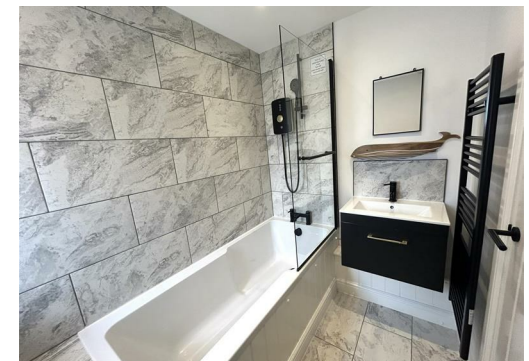
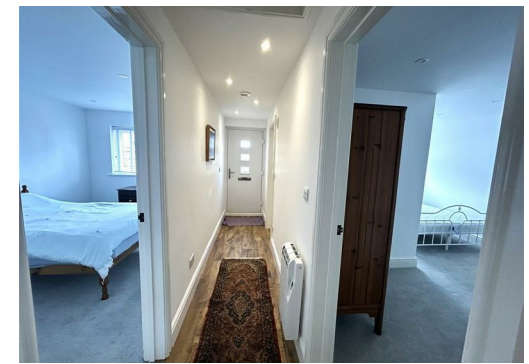
The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



Total area: approx. 67.9 sq. metres (730.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WHITES

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