

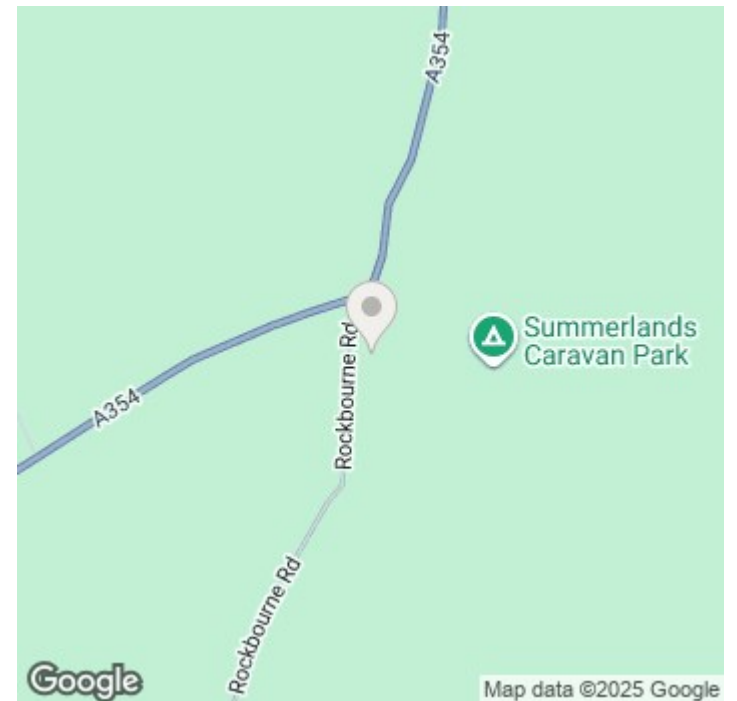


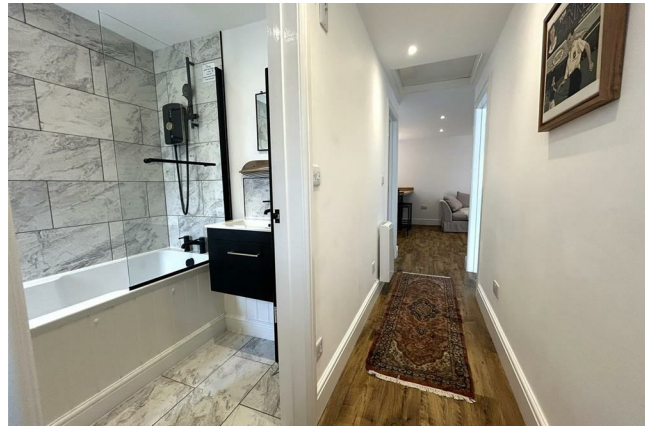
Orchard Cottage Rockbourne Road, Coombe Bissett, Wiltshire, SP5 4LP

£1,100 PCM

## About The Property

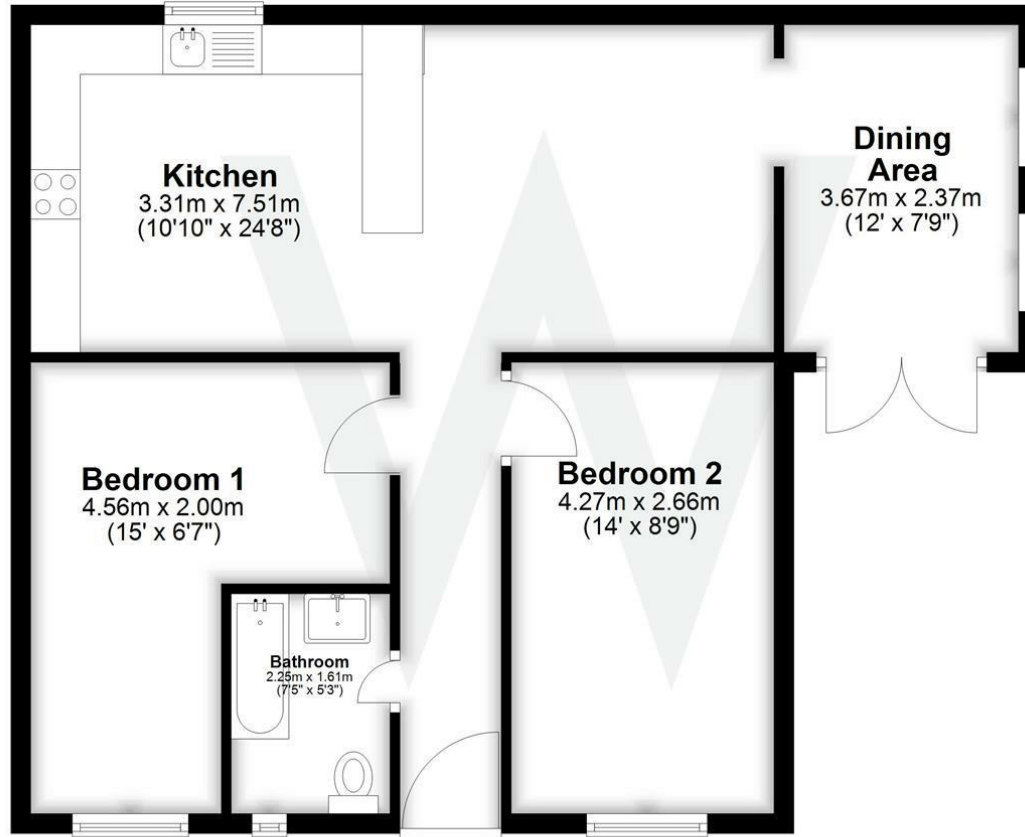
- Modern single storey dwelling.
- Situated in a rural location down an unadopted lane.
- Modern open plan kitchen/living room.
- Integrated appliances.
- Modern bathroom with electric shower over bath.
- Two double bedrooms.
- Enclosed, private garden.
- Parking for two cars.
- Council tax band A.
- Electric heating & double glazing.





## Ground Floor

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



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

## Further Information

Let available date: 1st August 2025  
 NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Bungalow - Semi Detached

Furnish type: Furnished/unfurnished

Deposit: £1,265

Local authority: Wiltshire

Council Tax: Band A

EPC: E(51)

### Energy Efficiency Rating

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