



Byre Barn Hampton, Near Highworth, Wiltshire, SN6 7RL

£1,750 Per Calendar Month

- A newly completed barn conversion
- Ground floor shower room and utility area
- Second first floor bedroom
- Small hamlet location near highworth
- Ground floor bedroom with en suite shower room
- Parking and patio garden
- Open plan sitting/dining room/kitchen
- Master bedroom with en suite shower room and cloakroom

Byre Barn , Near Highworth, Wiltshire, SN6 7RL

A newly converted barn conversion situated in the hamlet of Hampton, near to the historic Wiltshire market town of Highworth. The main accommodation offers an open plan sitting/dining room/kitchen with a utility area, ground floor shower room, ground floor bedroom with en suite shower room, two first floor bedrooms - one with an en suite. Outside are patio gardens and parking.

EPC Rating- C. Council Tax Band- To be assessed. Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months

Deposit- £2,019.23 (5 Weeks Rent)

Holding Fee- £403.84 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: B



OPEN PLAN SITTING/DINING ROOM/KITCHEN

43'6" x 13'7"

Glazed main entrance door with sidescreens to hallway area. Glazed double doors with sidescreens to kitchen area. Window to front. Stainless steel sink unit with mixer tap inset into a marble effect worksurface. Good range of fitted units to include an island breakfast bar . Lamona gas with extractor canopy above and built in Bosch oven below. Space for a dishwasher. Cupboard housing a Worcester boiler for domestic hot water and central heating. Feature well with safety glass cover. Three Cotswold stone backed display recesses. Inset spotlights. Wood effect flooring. Exposed timbers. Utility cupboard. Oak staircase to first floor. Understairs cupboard.

SHOWER ROOM

Obscure glazed window to front. Suite comprising of a shower cubicle, low level WC and vanity unit.

GROUND FLOOR BEDROOM THREE

17'8" x 10'9"

Sliding doors and window to side. Radiator.

EN SUITE SHOWER ROOM

Obscure glazed window to side. Suite comprising of a shower cubicle, low level WC and vanity unit. Ladder radiator.

LANDING

Velux window to front.

BEDROOM ONE

19'6" x 10'9"

Velux window to rear. Radiator. Shower cubicle.

EN SUITE CLOAKROOM

Velux window to side. Suite comprising of a low level WC and vanity unit.

BEDROOM TWO

14'4" x 11'10"

Velux window to front. Radiator.

OUTSIDE

There is a paved patio across the front elevations. Outside power and lighting.

PARKING

There is a block paved parking space for two cars. There is additional parking on the driveway.

HAMPTON

The peaceful hamlet of Hampton is situated just off the B4019 approximately a mile from the centre of Highworth, seven miles north of the centre of Swindon and seven miles northwest of M4 Junction 15.

Directions

From the main traffic lights in Highworth, proceed towards Blunsdon. As you go down the hill, there are two right hand turns to Hampton. Take the second one. As the lane bears right, the property is on the right and is identified by a nameplate on the wall.

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.



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		
	76	84
EU Directive 2002/91/EC		
England & Wales		