



Mill Cottages, Winterbourne Gunner

Myddelton&Major



**\*\*NOT ABLE TO ACCEPT FURTHER ENQUIRIES DUE TO HIGH DEMAND\*\***

A well presented three bedroom semi detached property located in Winterbourne Gunner.

**Size:** 852 sq ft

**Council Tax:** Wiltshire £2,213.92  
(2024/25), Band D



3



1



1



2

**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Mains gas, electricity, water and telephone.

**Other Fees:** See Website.

## 2 Mill Cottages, Winterbourne Gunner Salisbury, Wiltshire, SP4 6JQ

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- NEWLY REDECORATED
- BEAUTIFUL GARDEN
- LARGE KITCHEN
- PARKING FOR 2 CARS

### The Property

Welcome to Mill Cottages! A charming semi-detached house offers a perfect blend of comfort and character.

As you step through the front door and into the hallway, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The property boasts three lovely bedrooms, providing ample space for a growing family or guests staying over.

The house features a well-maintained bathroom, ensuring convenience for all residents. Parking will never be an issue with space for up to two vehicles, making coming home a breeze.

### Location

Located in the heart of Winterbourne Gunner, this property offers a peaceful retreat from the hustle and bustle of city life. Surrounded by scenic views and a close-knit community, Mill Cottages presents an opportunity to embrace a quintessentially British way of living.

Winterbourne Dauntsey is host to the Winterbourne Arms, the local pub serving traditional pub food and also Winterbourne Earls Primary School for children up to the age of 11.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

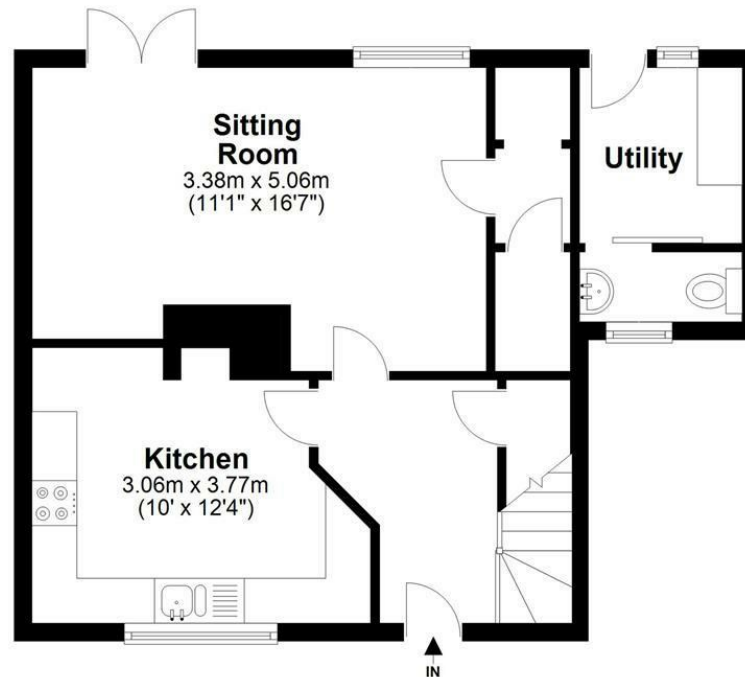




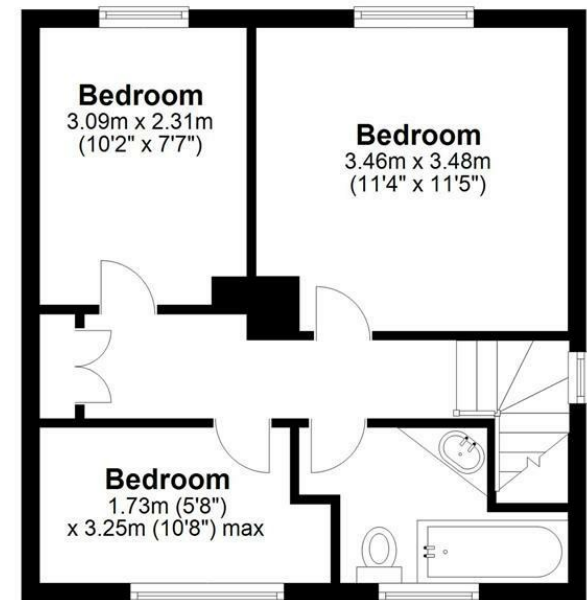
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(12 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Myddelton  
& Major

## Ground Floor



## First Floor



Total area: approx. 79.2 sq. metres (852.1 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS  
Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
COPYRIGHT CLEARPLANZ

### Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD  
01722 337 579 lettings@myddeltonmajor.co.uk  
www.myddeltonmajor.co.uk

Myddelton & Major