







## The Rectory 8 Rock Lane, Bishopstrow Warminster, Wiltshire, BA12 9JZ

- Large detached house
- Large private gardens
- Single garage
- Close to Warminster town centre
- Well presented and flexible accommodation.
- Extensive driveway parking
- Set in a quiet cul-de-sac
- One mile from mainline station

### The Property

A spacious modern detached property with flexible accommodation including 4 double bedrooms, 3 receptions rooms and a single garage. The principal rooms enjoy good views of the gardens and are light and airy. The kitchen is well appointed. There are large front and rear gardens and ample driveway parking.

### Location

The Rectory is situated on a quiet cul-de-sac just 1 mile from Warminster town centre & mainline train station. In the town there is a good range of shopping facilities in the town with three supermarkets including a Waitrose store. Other amenities include a theatre, library, hospital and clinics. The railway station has regular services to Waterloo, Salisbury, Bath and South Wales. There are a range of good independent and state schools all within close proximity. Communications are excellent with the A303/M3 providing access to London and the west country. This area has an exceptional number of good schools, both state and private, at all levels including Warminster School, Marlborough College, St Mary's Calne and Dauntseys Schools.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

A spacious modern detached property with flexible accommodation and a large gardens on a quiet cul-de-sac on the edge of the town. Viewing by appointment only.

**Size:** 2,197 sq ft

**Council Tax:** Wiltshire £3,435.54  
(2024/25), Band F



**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.

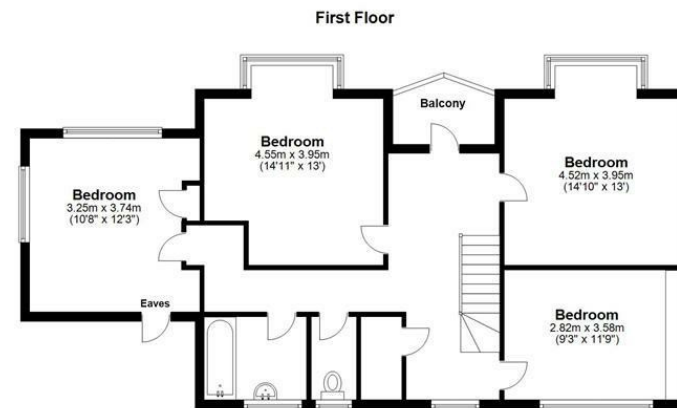
**Other Fees:** See Website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(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		



Total area: approx. 204.1 sq. metres (2197.2 sq. feet)

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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  
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