





The Vicarage Angel Lane, Mere Warminster, Wiltshire, BA12 6DH

- Spacious detached house
- Double garage
- Secluded location
- 3 receptions
- Large garden
- Close to town centre
- 4 bedrooms

The Property

A large and spacious 1960's 4 bedroom detached house with double garage set in large, mature and secluded gardens backing onto open countryside, situated close to the town centre. There are fantastic views from the garden of the church tower and countryside.

A large and spacious 1960's 4 bedroom detached house with double garage.

Size: 2,311 sq ft

Council Tax: Wiltshire £3,682.24
(2023/24), Band G



4



3



1



3

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 electricity, water and telephone.

Other Fees: See Website.

Location

The Vicarage is set within a short walk of the centre of Mere, a charming and historic small town in South-West Wiltshire. The town offers many amenities including post office, mini supermarket, pharmacy, primary school and doctors surgery and several pubs. Nearby Gillingham has larger supermarkets, good schools and a main line rail stations with services to London (Waterloo 2 hours).

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.

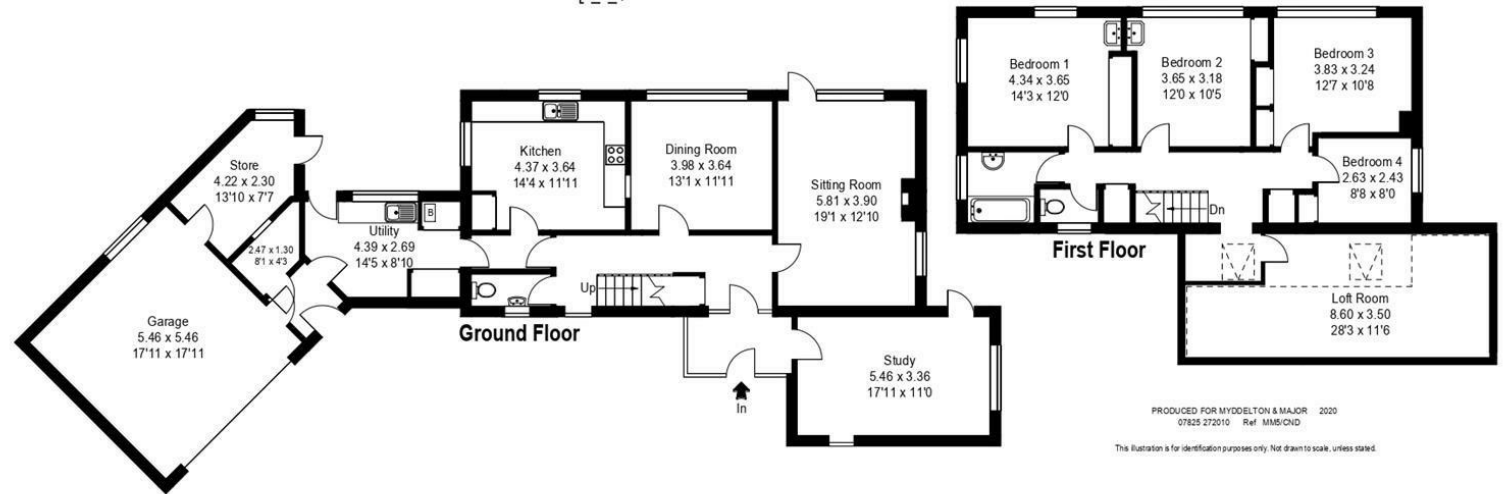




The Vicarage, Angel Lane, Mere BA12 6DH

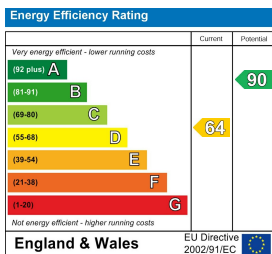
Approximate Gross Internal Area :- 215 sq m / 2311 sq ft
Garage Approximate Gross Internal Area :- 44 sq m / 477 sq ft

--- = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR MYDDELTON & MAJOR 2020
07825 272010 Ref: MM5/OND

This illustration is for identification purposes only. Not drawn to scale, unless stated.



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