





Rent: £1,750 PCM

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



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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.

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

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

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.

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).

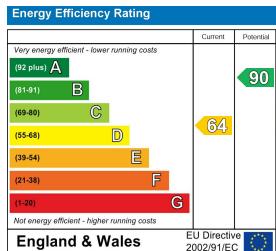
Tenancy & Restrictions

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





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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 sand 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.

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The Property
Ombudsman

Myddelton & Major

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'

