



**PIPPINS WELL, DEVIZES ROAD, POTTERNE, DEVIZES, WILTSHIRE, SN10
£1,800 PER MONTH**

GLORIOUS RURAL BUNGALOW

Marlborough | 01672 552777 | marlborough@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

Pippins Well is set at the end of a private track a mile from the centre of Devizes. Completely refurbished three years ago, the interior is modern and the accommodation spacious. There is also a 1.5 bay garage/workshop with electric roll top door and large gardens to the front and rear. The driveway will accommodate 3-4 cars.

The master bedroom is large with an ensuite shower room, a large entrance hall leads through to the open plan kitchen/dining room with built in oven, dishwasher and fridge freezer. A utility room to the side houses the laundry facilities. Beyond the kitchen is the sitting room with log burner which looks out across open countryside and leads on to a large conservatory. Two further bedrooms are hidden behind a sliding door along with a large family bath/shower room. There are beautiful views over neighbouring fields and good walks straight from the house. A quiet rural retreat. (agents note: photos from summer 2022)

AT A GLANCE

Entrance Hall

WC

Master bedroom with ensuite bath/shower room

Large kitchen/dining room

Utility Room

Sitting Room

Conservatory

Two further double bedrooms

Family bathroom with twin basin

Garage/Workshop

Gardens

Please note the income from the solar panels is not included in the tenancy

EPC band D

Wiltshire Council band F

Oil fired central heating

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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