



2 GAVEL COURT, MARKET PLACE, DEVIZES, SN10  
**£695 PER MONTH**

**PRIVATE AND QUIET PIED A TERRE**

Marlborough | 01672 552 777 | 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:

AVAILABLE IMMEDIATELY - A delightful, single storey, one bed property which is was built new 3 years ago. Tucked away in a quiet courtyard, just off the Market Place, it is fantastically convenient for the centre of town. Never lived in, it is now available to rent immediately on a short, six month let. Ideal for a single person or professional couple.

### AT A GLANCE:

Open plan sitting/kitchen/dining room

Double Bedroom

Large shower room with underfloor heating

Outside, fenced courtyard garden

EPC: Band B

Council Tax Band: B

Mains Gas central heating

Mains drains and sewage

Preferably no pets, but will be considered

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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