



WATER MINT WAY, WILTSHIRE, SN11
£1,350 PER MONTH

Situated in a quiet corner of this modern development on the western side of Calne, this lovely home is immaculately presented and available immediately on a long-term basis. Two double bedrooms, one single bedroom, garden, garage, off street parking.

Marlborough | 01672 555 777 | marlborough@winkworth.co.uk

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DESCRIPTION

Newly decorated and carpeted, this lovely property is ready for new tenants and is available long term. Tucked away in a quiet location with easy access both to the town centre in Calne, and also to the station at Chippenham, the property is ideal for a professional couple or small family.

The entrance hall, with downstairs WC, leads into the sitting room and on to the kitchen/breakfast room at the back, which has modern units and a lovely wooden floor. French Doors lead out to the newly landscaped garden. Upstairs, the main bedroom, to the front of the property, has an ensuite shower room. There is a further double bedroom and a single bedroom/office with family bathroom completing the accommodation.

Outside there is a single garage with up and over door and parking to the front. The property also has side access to the rear. The property is available immediately. Viewings will be conducted on Tuesday 12th August and all offers put forward for consideration by the Landlord. If accepted, a Holding Deposit equivalent to one week's rent will be payable and held whilst references are conducted and the tenancy finalised.

SERVICES

EPC Band C

Wiltshire Council Tax Band C

Broadband - standard, superfast and ultrafast available (max 1800mbps).

Mobile - Variable inside, good outside with main providers (ofcom.org).

Holding deposit on acceptance £311.54, Security Deposit £1557.69

Mains gas heating/hot water, mains water/sewage

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