



2 MANOR FARM COTTAGES, LOWER ROAD, ERLESTOKE, DEVIZES, SN10
£1,150 PER MONTH UNFURNISHED

DELIGHTFUL RURAL COTTAGE

Available immediately on a long term let, pets considered, 3 bedrooms, semi-detached, large enclosed garden, workshop/shed with power and plenty of parking.

Marlborough | 01672 552000 | 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.



DESCRIPTION:

Available immediately on a long term let, pets considered, 3 bedrooms, semi-detached, large enclosed garden, workshop/shed with power and plenty of parking.



DESCRIPTION

This lovely, 3 bed farm cottage, sits in a quiet and rural position with lovely views to the rear in the popular village of Erlestoke.

On entering through the front door with external porch you find yourself in a good sized sitting room with log burner which looks out on to the front garden and contains the staircase up. From the sitting room is a large kitchen/breakfast room with a range of units and built in electric oven and space for a fridge freezer as well as a useful larder cupboard. From the kitchen you enter a back hallway with the rear external door and space for coats and on into the downstairs bathroom with overbath shower. Upstairs are three good bedrooms, two double and one single all off the landing.

Outside there is a large, enclosed garden with new beech hedge surrounding it, a gravelled seating area, two sheds useful for storage or a workshop, one has lighting and power, as well as an extensive parking area to the rear.

The property is available on a long term let and pets are considered.

SERVICES

EPC Band E

Council Tax Band C

Oil Fired Central Heating

Mains drainage and sewage

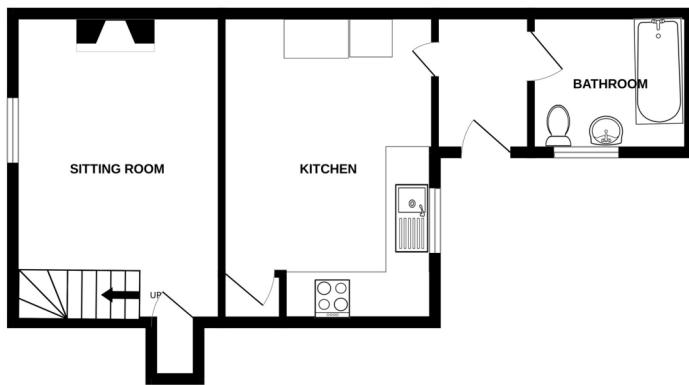
Standard Broadband available 4mbps

Mobile coverage limited inside and out with main providers.

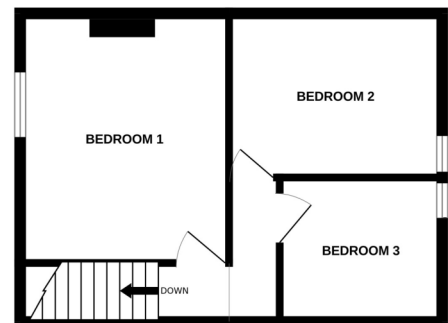
Water bills are charged by the landlord based on a sub meter for the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Deposit: £1326.92

Holding Deposit: 265.38

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.