



13 HIGH STREET, WILTSHIRE, SN10 1AT
£2,000 PER MONTH UNFURNISHED

Winkworth



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Green Parrot House is a Grade II listed, circa 17th Century, timber framed property which has been beautifully refurbished in recent years, including rewiring, extensive work to the roof, and new kitchen. It is now a fabulous family home with very flexible accommodation.

The main house has a large kitchen/dining room with glass orangery extension to one end, and a large sitting room downstairs with fireplace and space for a desk. Upstairs are three good bedrooms plus family bathroom. To the rear of the property there are two further bedrooms and two further bathrooms which have their own access, ideal for older children, grandparents or guests. The landlords are open to tenants renting these out as short-term holiday lets.

On the second floor are two further rooms, ideal for storage or playrooms. There are no windows or electrics in these rooms, but they are otherwise fully converted and provide good storage space.

Outside there is a charming, enclosed courtyard garden with a driveway for 3-4 cars beyond.



A **Holding Deposit** is payable on acceptance of an offer equal to one week's rent (£461.54). This will be deducted from the first month's rent.

A **Security Deposit** equal to five weeks' rent is payable prior to check in (£2307.69)

Affordability Threshold - earnings equal to or exceeding £60,000 per annum will be required to rent this property.

LOCATION

The house is conveniently located at the bottom of the High Street in Devizes, a short walk to the main shopping areas and Market Place. Devizes is a thriving market town with a huge number of community events happening throughout the year from Literary, Comedy, Beer, Music Festivals to carnivals and lantern parades as well as the street festivals held in August. The town has a thriving independent shopping community and a large number of coffee shops, cafes and pubs as well as Indian, Chinese and Italian restaurants. There is a cinema which is currently closed but due to reopen in early 2025, a leisure centre with pool and gym as well as a number of private gym facilities. Food shopping is covered by Sainsburys, Morrisons, Lidl and M&S Food.

Travel is easy with good bus routes to Swindon, Pewsey and Chippenham where rail connections can be found for access to London, Bristol or Bath (London Paddington approx 70 mins)

The town is surrounded by beautiful countryside with Roundway Down and Salisbury Plain within easy access. The famous Malborough Downs are within a 20 minute drive. The Kennet Canal goes through the town and offers great walking along the tow path.

Agents Note: There is currently a shop within the building which will be vacated and available potentially to tenants should they want it.



DIRECTIONS

From the Market Place head down the High Street past the empty Wilko shop and the property is the next on the left. Access is from the rear via the wooden gates opening onto the Central Car Park.

SERVICES

Gas fired central heating
Mains drainage and sewage
Council Tax Band B
EPC Band E





Total floor area 323.7 sq.m. (3,484 sq.ft.) approx
 Restricted height 4.5 sq.m. (48 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		
	49	71