



The Old Malthouse Upton Scudamore, Warminster, Wiltshire, BA12 0AQ

£1,250 PCM

Directions

Head out on A36 from Wilton towards Warminster. At the roundabout just beyond Heytesbury turn left on to the Warminster by-pass (A36) and go all the way round to the A350/A36 junction to Westbury. Go up A350 towards Westbury and take the 1st left, signposted Upton Scudamore. Go down this lane and follow round to the left (ignoring the first right) and then take the 1st right. Go up this lane and the house will be about half a mile up there on the left in the middle of a terrace of 4 houses with an arched window in the neighbour's house. If you get to the Angel Inn pub on the right, you have gone too far by 100 yards.

The Old Malthouse is a well presented three-bedroom cottage in the small village of Upton Scudamore situated between Warminster & Westbury. The property includes an entrance hall, lounge with wood burning stove. Additionally, there is a cloakroom and kitchen diner which is well appointed with both oil AGA and electric oven/hob. Space for F/F and W/M. Utility room to the rear. The first floor comprises of three bedrooms and a family bathroom fitted with bath and free standing electric power shower cubical. To the rear of the property there is an electric gated driveway with off street parking as well as a garage and garden. Unfurnished, Oil C/H. Sorry no Pets.

Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



Total area: approx. 116.3 sq. metres (1252.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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