



1 Common Gate, Chilmark, SP3 5BN

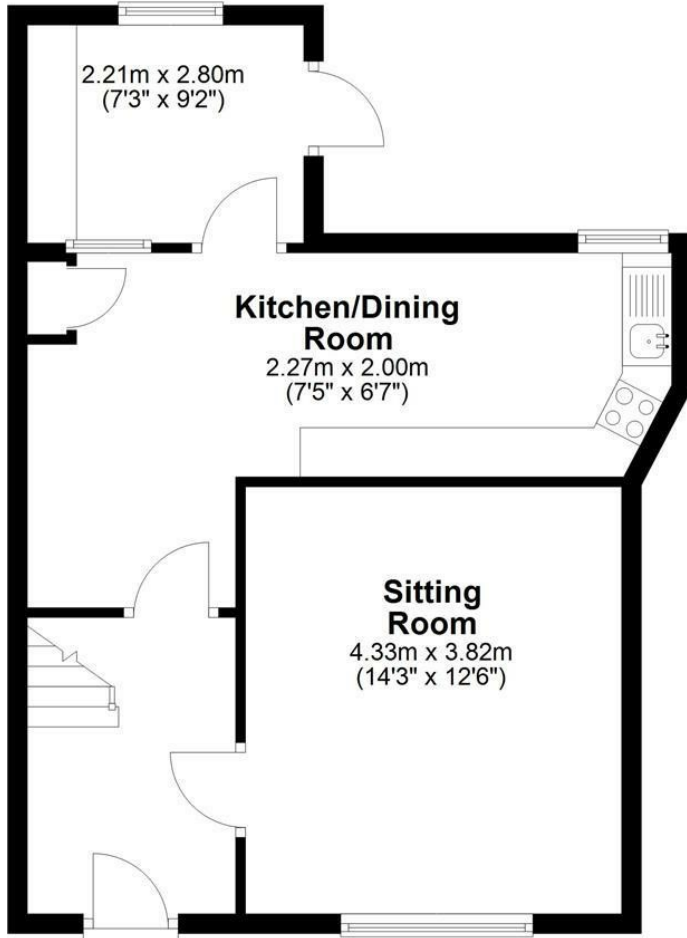
£1,050 PCM

A 2-bed semi-detached thatched character cottage, available to rent ONLY to a couple who will be paid separately for cleaning and gardening in the main house. The accommodation comprises an entrance porch/utility with plumbing for a washing machine, galley style kitchen with wooden worktops, an inset electric hob and single electric oven, a small dining area leading through to the front hallway and door to garden. Beamed sitting room with working fireplace within stone surround. On the first floor, there is a double bedroom and one large single/study. Small bathroom with separate shower cubicle. Large garden on one side of the house, mainly lawn with established flowerbeds and garden shed. Oil-fired central heating. Unfurnished with carpets. Off-road parking opposite the cottage. The property is in a rural location just on the edge of Chilmark and is dog-friendly. Prospective tenants must have experience of cleaning/housekeeping, with a minimum of 18 hours cleaning per week (valued at £16/hour) and a minimum of 8 additional hours per week doing gardening, pool and tennis court maintenance work required in the Landlord's house and grounds, assisting the main gardener. Also frequent dog sitting when the landlord is away for holidays or in London (usually mid week). And 3 pigs and chickens to be looked after! Potential long-term tenancy for the right candidate.



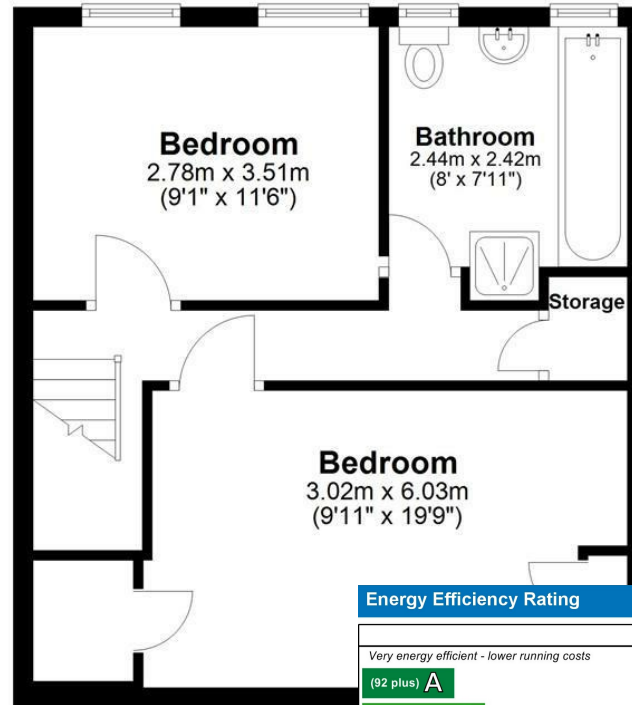
## Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



## First Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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