



Seagram House Wylke, Warminster, Wiltshire, BA12 0QD

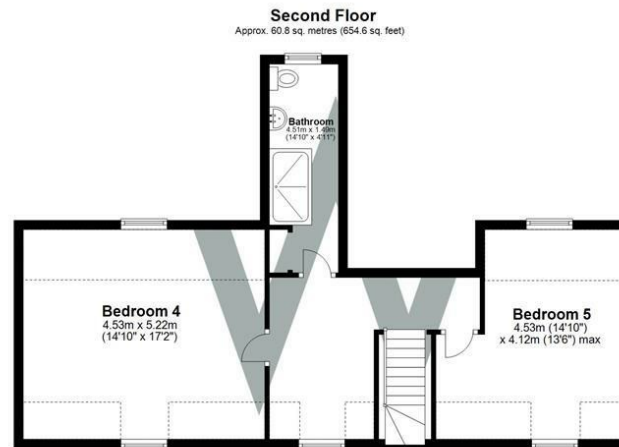
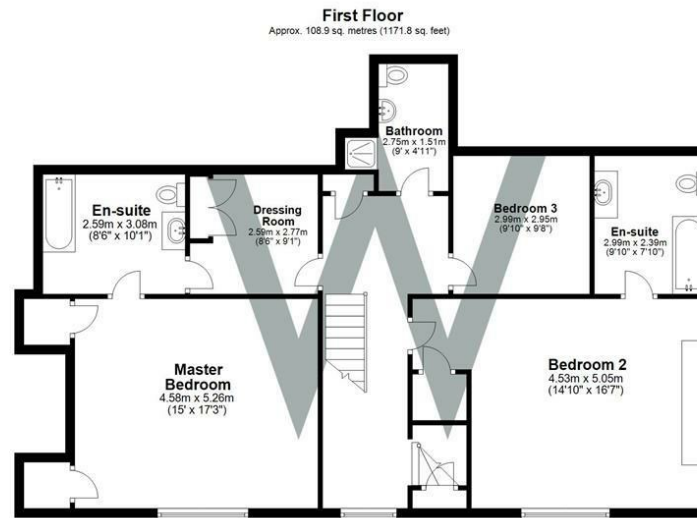
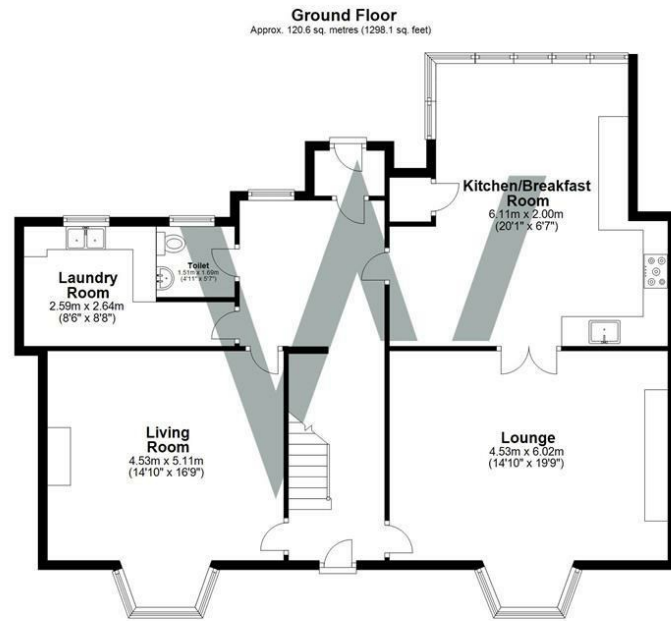
£2,650 PCM

Description

This unique 5-bedroom property offers a rare opportunity to live in a fully modernised family home situated in a rural farming location. The property has recently undergone a full-scale renovation from top to bottom. It now has a large open plan high-quality kitchen with a built-in dining area, kitchen dining table provided, and wrap-around windows, bringing floods of light into the room as well as views out over the courtyard garden. The kitchen has a built-in dishwasher and a gas five-ring hob with a double electric oven, the property also comes with both fridge and freezer. The kitchen leads straight through to a large lounge with parquet flooring and a characterful large aspect fireplace with a working log burner. Additionally, on the ground floor there is a second lounge or dining room with a built-in log burner, and through from this is a downstairs toilet and a large utility room with both a washing machine and tumble drier supplied.

The first floor houses three of the five bedrooms. The large master bedroom has built-in wardrobes and an ensuite, there is also a connected dressing room. There are two more bedrooms on this floor as well as a shared bathroom, one of the two bedrooms also benefits from an ensuite as well. The top floor of the property has two well-proportioned double bedrooms with a shared bathroom. To the rear of the property, there is courtyard garden with a patio area and terraced graveled section. Additionally, the property has a private driveway with ample room for parking both at the front and the rear.

The property comes unfurnished with oil-fired heating. Water, Sewage and WiFi are all included within the tenancy at no additional charge.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		82	58
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(20-34) E			
(11-30) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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