



3 Old Forge Close, Heytesbury, Warminster, BA12 0AF

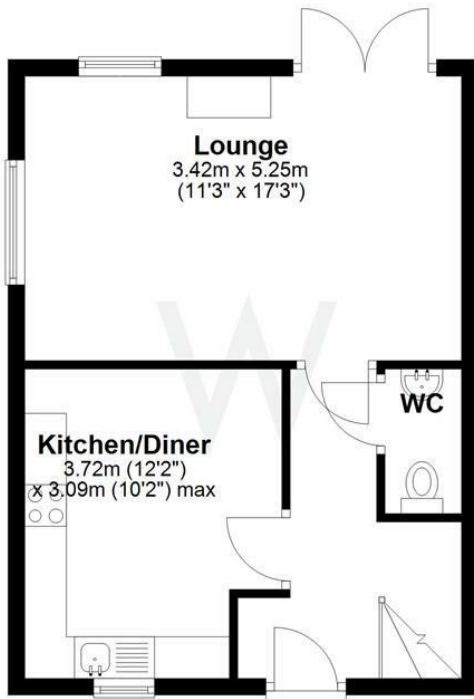
£1,400 PCM

A nicely presented and particularly spacious, three bedroom/three bathroom end terrace, modern village house with parking, quietly situated on a corner plot within a development of similar houses just on the edge of this sought-after village. The accommodation is spread over three floors and comprises an entrance hall, cloakroom/wc, a kitchen with a good range of built-in high and low level wall units with built-in electric single oven and hob and spaces for washing machine, dishwasher and fridge-freezer. Spacious, double-aspect sitting room with a feature fireplace (currently containing an electric woodburner) and French doors to the garden. Stairs to the first floor landing with hot water cupboard containing a pressurised cylinder receiving hot water from solar panels on the roof as well via an external oil-fired boiler. Double aspect, double bedroom 2 with double wardrobes and an en-suite shower room with thermostatic shower within cubicle. Single bedroom 3 and family bathroom with hair washing mixer taps over the bath. Further stairs up to the spacious main bedroom 1, also with an en-suite shower room. Outside there is an enclosed, south-west facing rear garden with lawn, patio, wooden shed and a gate onto Mantles Lane and hence onto lovely walks with The Prince Leopold Pub with a garden by the river at Upton Lovell - a 30 minute stroll with the dog through lovely countryside. To the front of the property is a small, open plan grass verge with a path to the two allocated, tarmaced parking spaces. There is a sewage plant for all properties in the cul-de-sac, with a shared service charge for maintenance. The property is available from the beginning of June, UNFURNISHED and for potentially 3-5 years



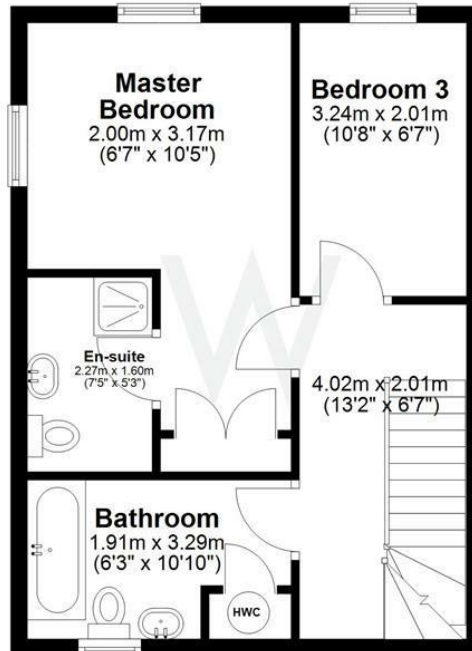
Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Second Floor

Approx. 25.9 sq. metres (279.2 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		77	
(69-80) C			
(55-68) D			
(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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