



**Rose Cottage**

Higher Coombe - Wiltshire

**To Let £1,750 pcm**

**01747 442 500**

[www.ruralview.co.uk](http://www.ruralview.co.uk)



**An appealing 3 bedroom single storey property with well proportioned accommodation and a terrace garden, set in a delightful location.**

- Tucked away situation
- Large single storey property
- Hall
- Sitting Room
- Kitchen/Breakfast Room & Utility
- 3 Bedrooms & 2 Bath/Shower Rooms
- Terrace & Parking

*Directions* Travelling west along the A30, go through the village of Ludwell and up the hill, continuing on for about a mile. The turning to Higher Coombe is on the right. Go along the lane and down into the valley, bearing right and carrying on past a few properties and then up the hill again. Rose Cottage is the last property on the left.

*Services* Mains water & electricity, private drainage, oil fired central heating & hot water, bottled gas hob.

*Local Authority Council Tax Band* D (approx. £208.00 pcm)

*EPC Energy Efficiency Rating* C (69)

Available 12 months from October 2021.

Unfurnished.

Sorry, no smokers, pets at Landlord's discretion.

