



**WELLINGTON PLACE, HIGH STREET, SN8**  
£1100 per month\*

**Carter Jonas**

## **WELLINGTON PLACE, HIGH STREET, MARLBOROUGH, WILTSHIRE, SN8**

This FURNISHED accommodation comprises spacious sitting room with feature fireplace, a kitchen/breakfast room with inbuilt oven with four ring gas hob, a washing machine, dishwasher and free standing fridge/freezer. To the first floor, double bedroom with inbuilt wardrobes, family bathroom with shower over bath. To the second floor, large double master bedroom with ample inbuilt storage cupboards and wardrobes.

There is a patio garden to the front of the property with a useful shed/summer house for storage. Please note there is no parking with this property.

Council Tax Band: C (Wiltshire council Website for cost)  
EPC D

The holding deposit for the property will be £253.84 and the deposit £1,269.23 subject to the rent being as advertised at £1100 pcm.

Pets: No

Services: Mains water and drainage, gas central heating and mains.


Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTC or ADSL.

A beautifully presented cottage set in a quiet position just off the popular High Street of Marlborough with a pretty patio garden. Council Tax Band: C



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		56
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

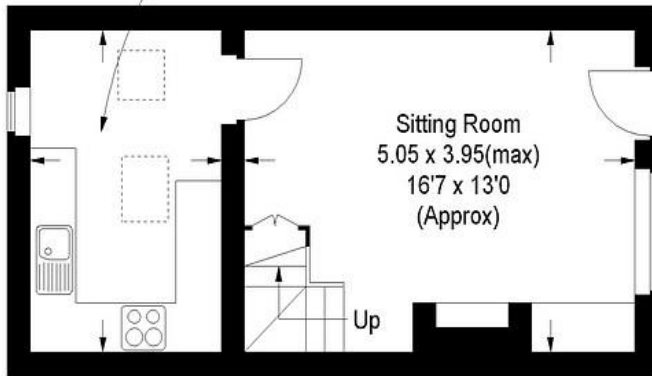


# Wellington Place

Approximate Gross Internal Area  
(Including Reduced Headroom)  
71.7 sq m / 772 sq ft



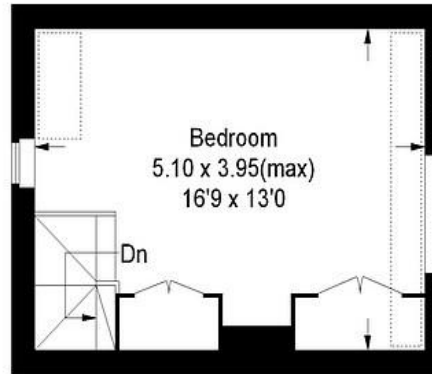
Kitchen  
4.08 x 2.48(max)  
13'5 x 8'2



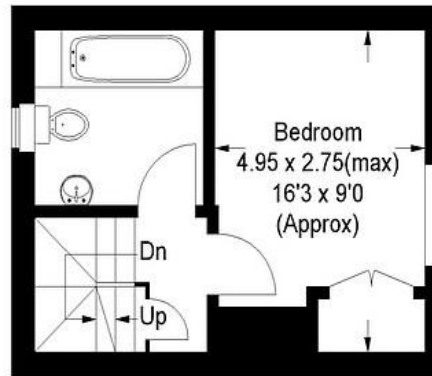
Ground Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale.



Second Floor



First Floor



**T: 01672 519700**

93-94 High Street, Marlborough, Wiltshire, SN8 1HD  
E: [marlborough@carterjonas.co.uk](mailto:marlborough@carterjonas.co.uk)

**carterjonas.co.uk**  
Offices throughout the UK

A member of  
**onTheMarket.com**  
Classification L2 - Business Data

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.