

**99Home Ltd.** 99Home Ltd, Sutton Business Park, Restmor Way, Wallington, SM6 7AH, Phone :0203 5000 999 Email :info@99home.co.uk

## 2 Bed Semi-Detached In Primrose Walk , Warminster, BA12 8RL £1,075 Monthly





## SHORT DESCRIPTION

Property Ref: 13932 Key features A two-bedroom semi-detached property Kitchen/dining room Landscaped rear garden Garage and driveway parking Close distance to local amenities Countryside walks The property comprises and benefits from uPVC double glazing, gas central heating, new boiler fitted in 2023, lounge, kitchen/dining room, two bedrooms, and a bathroom suite. You enter the property into a porch area which offers space for shoes and coats. A door open up to the lounge that provides space for all necessary furnishings with stairs rising to the first floor. The kitchen/dining room is situated at the rear and offers a range of wall and base cabinets, an integrated dishwasher and space for appliances. There is room for a dining table and chairs. A door leads out onto the enclosed rear garden. Leading upstairs brings you to the landing with doors to both bedrooms and bathroom suite. The master bedroom is a generous double with the second bedroom a single with the benefit of a fitted wardrobe. Usable space is 8'6" x 7' The bathroom suite comprises a bath with overhead shower, wash hand basin and W/C. Externally there is a landscaped rear garden that is largely laid to lawn with a gravel area providing space for furnishing. To the rear, there is a gateway giving convenient access to the property as well as access to countryside walks close by. The front of the home provides driveway parking for multiple vehicles with access to the single garage through an up-and-over door. The garage provides power and lighting there is also potential to add utility units with vents for a tumble dryer. We will accept a pet at a charge of £25 extra per month per pet and a slightly increased deposit. The tenants must have a combined provable income over £32500 p.a., no CCJs, good credit, landlord and employment references etc. These are checked with full referencing service. For viewing arrangement, please get in touch with 99home." Also, minimum tenancy is 12 months Type of let...



Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.





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## **Energy rating and score**

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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