



{ QUINTON PLACE WARMINSTER BA12
£1,975 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Quinton Place Warminster BA12

£1,975 Per Month
Unfurnished

 5 Bedrooms
 3 Bathrooms
 2 Receptions

Features

- Detached house, - Five bedrooms, -
Garage and driveway parking, - Village
location, - Countryside views

Council Tax

Council Tax Band G

Hamptons
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{ A SUBSTANTIAL FIVE-BEDROOM FAMILY HOME

The Property

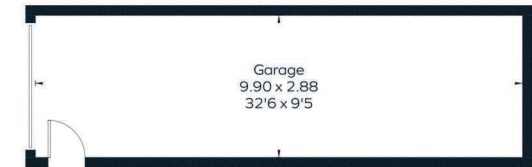
We are delighted to present this substantial five-bedroom home, positioned at the entrance of the desirable Quinton Place development in the popular village of Codford. The ground floor comprises a spacious entrance hall, a fitted kitchen/breakfast room with integrated appliances, a utility room with external access, a dining room with doors to the rear garden, and a dual-aspect living room featuring a composite stone fireplace. On the first floor are two double bedrooms, both benefiting from en-suite bathrooms, a further bedroom and a family bathroom. The second floor offers two additional bedrooms set beneath attractive dormer windows. With open views across farmland to the east, the property enjoys a level front lawn and a part-walled rear garden, mainly laid to lawn with shrub borders and a paved terrace ideal for entertaining. A block-paved driveway provides ample off-street parking and leads to a generous tandem double garage with a side door giving convenient access to the garden.

Location

Codford is a highly desirable village situated in the picturesque Wyllye Valley. Offering the best of rural living, the village is exceptionally well served with a range of amenities, including a doctor's surgery and dispensary, primary school, toddler group, garage and filling station, village shop and post office, a working theatre, tea rooms and a veterinary practice.



Approximate Floor Area = 178.2 sq m / 1918 sq ft
Garage = 28.5 sq m / 307 sq ft
Total = 206.7 sq m / 2225 sq ft



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #101049

For Clarification
We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

