

Wrights



Wrights
Residential

The Old Malt House
Warminster BA12 0AQ

Monthly Rental Of £1,300



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Three bedroom character property

Kitchen/Diner

Garage and driveway parking

Unfurnished

This charming three bedroom character property within the village of Upton Scudamore. The property features a spacious lounge, kitchen/diner, utility room, an enclosed rear garden with gated driveway parking and a single garage. Available immediately, unfurnished.

The property comprises

Ground Floor

Entrance Porch

Featuring a wooden front door, tiled flooring, radiator, staircase to the first floor, and windows to the front.

Cloakroom

With tiled flooring, low-level WC, hand basin, and extractor fan.

Lounge 16' 9" x 17' 9" (5.10m x 5.41m)

A spacious reception room with stone flooring, radiator, exposed timber beams, and a window to the front.

Kitchen/Diner 16' 4" x 13' 0" (4.97m x 3.96m)

Fitted with a range of eye-level and base units, worktops with tiled splashbacks, one and a half bowl sink/drainer unit, space for a cooker, integrated dishwasher, and space for an integrated fridge/freezer. The room also features tiled flooring, inset ceiling spotlights, an exposed timber beam, and a PVCu double-glazed window overlooking the rear garden.

Utility 6' 10" x 6' 8" (2.08m x 2.03m)

With space for a washing machine and tumble dryer, a worktop with Belfast sink unit, window to the rear, and door leading to the garden.

First Floor

Landing

With loft hatch and airing cupboard.

Bedroom 1 13' 10" x 11' 4" (4.21m x 3.45m)

Accessed via steps down from the landing, this spacious double bedroom features a radiator, built-in wardrobe, exposed timber beams, windows to the side and rear, and double doors opening onto a balcony.

Bedroom 2 10' 11" x 12' 0" (3.32m x 3.65m)

With radiator, built-in wardrobe, and two windows to the side, both fitted with charming folding wooden shutters.

Utility room

Enclosed rear garden

Available immediately

Bedroom 3 9' 5" x 8' 6" (2.87m x 2.59m)

A well-designed single bedroom with radiator, built-in raised bed offering useful storage below, and a feature window to the side.

Bathroom

With tiled flooring and a white suite comprising bath, double shower enclosure with electric shower, low-level WC and hand basin with vanity unit, heated towel rail, extractor fan and window to the side.

Externally

To the front

A path leads to the front door, bordered on either side by two raised planting beds.

To the rear

The rear garden features a seating area and a generous lawn, offering ample space for outdoor enjoyment. A gated gravel driveway provides convenient off-road parking in front of the garage.

Garage 11' 2" x 23' 6" (3.40m x 7.16m)

With up-and-over door to the front, side access door, power and lighting, oil-fired boiler, and eaves storage space.

Council tax

The property is currently in council tax band D.

Services

Mains electricity, water and drainage are connected. The property is heated by an oil fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

Broadband

Superfast broadband is available (source - Ofcom)
Predicted maximum download speed - 80Mbps

Mobile phone coverage

Outdoor coverage is likely - source Ofcom.



