



WADSWICK, CORSHAM, WILTSHIRE, SN13 8JA
£2,000 PER MONTH UNFURNISHED

Winkworth



HAYWARDS BARN, WADSWICK, CORSHAM, WILTSHIRE, SN13 8JA

Available to rent from mid-July, this lovely stone barn, sympathetically restored and refurbished is available long term. It is situated in a quiet development of converted barns in the beautiful hamlet of Wadswick.

This fabulous barn conversion has been recently updated and finished to a very high standard. Tucked into a group of converted farm buildings, the property is stone with the large barn doors still in situ, and large double glazed doors within for access.

On entering you find yourself in an open plan ground floor reception area with kitchen to the left, fully fitted with new units and appliances, and a sitting room to the right. Beyond the sitting room is a fourth bedroom/office with ensuite bathroom.

Going up, the staircase splits centrally with a double bedroom and shower room to the left and two double bedrooms and bathroom to the right.

Outside is a small strip of astro turfed area to the front with a wall and gate.

There is no garden behind the property.

Parking is limited to the two allocated spaces provided with the property.

The landlords are willing to accept one well behaved pet. Would suit a professional couple.



DIRECTIONS

From Melksham take the A365 towards Shaw and Atworth, driving straight through both villages. On leaving Atworth, continue along this road for and take the right turn onto the B3109. Take the next right turn into Wadswick and continue for approx quarter of a mile and Wadswick Barns will be found on the left-hand side. Parking is on the right as you enter the driveway.

What3words link for directions:
<https://w3w.co/level.perfected.blur>

LOCATION

The small hamlet of Wadswick is located just south of Corsham with easy access to Bath, Melksham and Chippenham. The hamlet is made up of a group of attractive stone properties and is quiet and rural. There are lots of walking opportunities around. Access to Bath is straight forward and from Bath, Chippenham or Melksham, there are trains to London (Chippenham to Paddington approx 70 mins).

Schooling in the area can be found in any of the aforementioned towns, as well as in Corsham, both private and state sectors. Corsham offers good amenities with lots of good independent shops selling all manner of items. It is a historic market town on the south western corner of the Cotswolds and the backdrop to the recent Poldark series. There are also a number of good restaurants and pubs.

Slightly further afield is Chippenham which is an excellent service town with big supermarkets, takeaway restaurants and shopping as well as the mainline train station.



SERVICES

EPC Band C

Wiltshire Council Tax Band F

Standard Broadband available in the area (Ofcom.org)

Mobile coverage - limited inside with the main providers, likely outside (Ofcom.org)

Central Heating and hot water provided by a Biomass Boiler which supplies the whole group of properties and is metered.

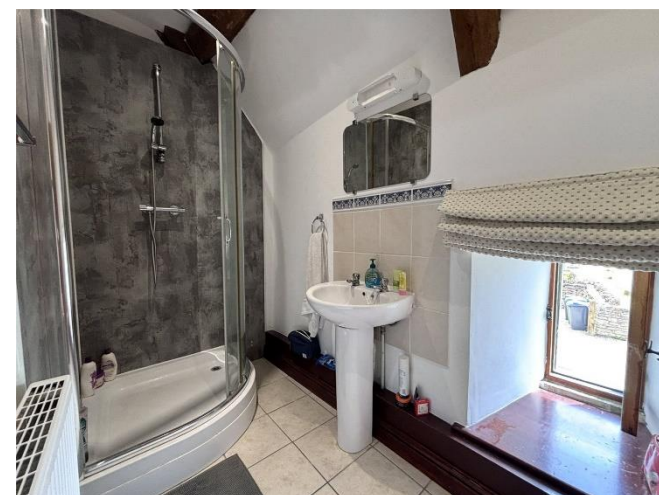
Mains drains/sewage.

Holding deposit due on acceptance of offer £530.77 (deductible from first month's rent)

Security Deposit due prior to check in £2653.85 (lodged with the DPS)

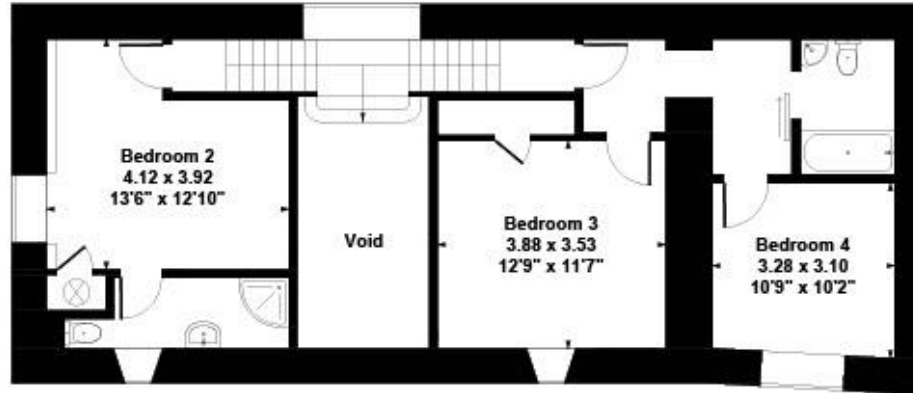
Total due prior to check in £4423.08 (security deposit plus first month's rent less holding deposit)

Affordability Threshold £69,000 pa. earnings.

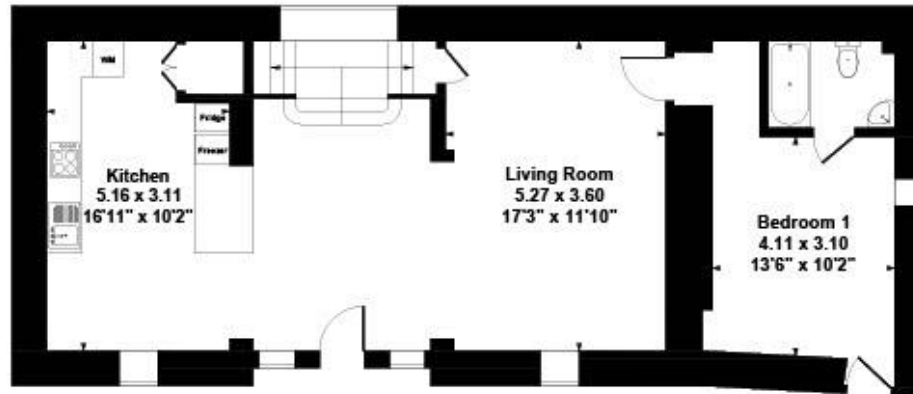


Haywards Barn, Wadswick, Corsham, SN13 8JA

Approximate Gross Internal Area
Main House = 142 sq m (1528 sq ft)



First Floor



Ground Floor

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 97 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (38-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

