



2 Bedroom
Semi-Detached
House in
Luckington

£1,350 PCM

3 The Bell Field
Luckington
SN14 6GZ



Victoria Allman
lettings

- Lovely modern Cotswold home in the heart of Luckington
- Two double bedrooms, two bathrooms
- Impressive kitchen/dining room
- Connected garage and off-street parking
- South-facing garden
- Highly sought after village location
- EPC Rating D
- Council Tax Band C (Wiltshire)
- Available from mid-February on a long-term let



SUMMARY

A well-presented two bedroom semi-detached Cotswold home in the hugely popular village of Luckington. With an attached garage, garden and great location overlooking the village community field, this property offers flexible living for a small family or professional couple.

The property is available unfurnished from mid-February on a long-term let.



DESCRIPTION

3 The Bell Field is a lovely semi-detached home situated in a quiet cul-de-sac development of 10 similar homes within the heart of the popular village of Luckington.

Arranged over two floors, the ground floor accommodation consists of a good-sized living room with fireplace, a WC, and a kitchen/dining room with fitted units, integrated appliances, and French double doors to the rear garden. On the first floor are two double bedrooms - both with built-in wardrobes - and a family bathroom whilst the master bedroom has an en-suite shower room.

A garage is connected to the side of the property with parking in front. The garden to the rear is south-facing and fully enclosed, laid mostly to lawn with a patio and planted shrubs. The property has oil-fired central heating and double glazing throughout.

SITUATION

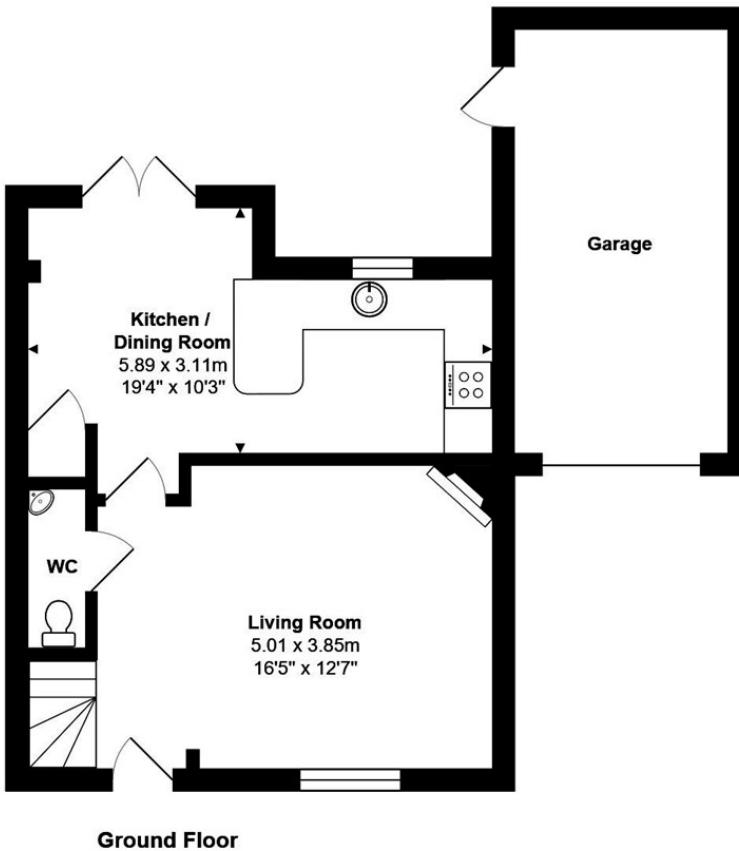
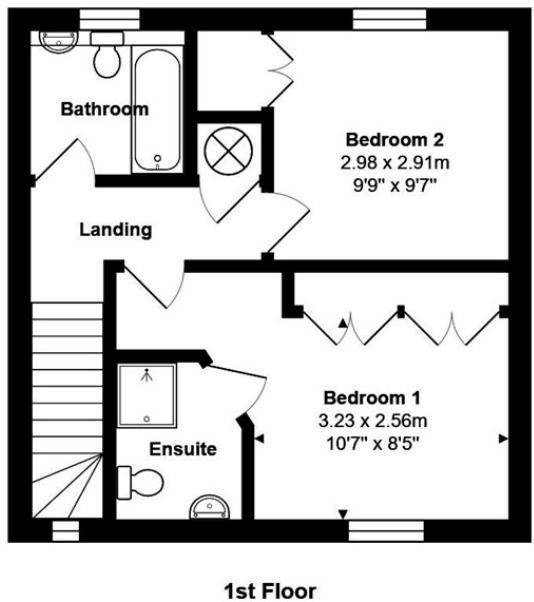
The delightful village of Luckington has its own shop, pre-school and primary school, village hall, parish church and popular public house, The Old Royal Ship. Luckington Court has been filmed previously in 'Pride & Prejudice' and the whole area is surrounded by beautiful Cotswold countryside including the Beaufort Estate, famed for the Badminton Horse Trials. The village has a strong community and a host of entertainment and social events for young and old alike. The larger village of Sherston is only a couple of minutes drive away with a village shop and post office, a doctor's surgery, great cafes and an excellent pub, The Rattlebone Inn. The market towns of Malmesbury and Tetbury are 15 minutes away and offer a wide range of shops, services, excellent schools and leisure facilities.

Junctions 17 & 18 of the M4 are both within 15 minutes drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Swindon.



Total Area: 77.5 m² ... 834 ft² (excluding garage)

All measurements are approximate and for display purposes only



REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

DIRECTIONS

Entering Luckington from Sherston on the B4040, pass the Old Royal Ship Inn on the right and the village green on the left. Continue round the bend in the road and The Bell Field is a small cul-de-sac on the left hand side. The property is on the right.

Postcode: SN14 6GZ

What3Words:
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