

Lettings-R-Us

www.lettings-r-us.co.uk

lettings

-r-

us



Petticoat Lane

, Dilton Marsh, Nr Westbury, Wiltshire, BA13 4DG

Rental £1,295 pcm

3 bedroom Flat / Apartment available 06 October 2025

8 Harris Close, Frome, Somerset,
BA11 5JY

lettings@lettings-r-us.co.uk

01373 454 188



Opening Times

Mon 09.00 - 20.00; Tues 09.00 - 20.00
Wed 09.00 - 20.00; Thurs 09.00 - 20.00
Fri 09.00 - 20.00; Sat 09.00 - 20.00;
Sun 09.00 - 20.00

- * Unfurnished
- * Allocated Parking
- * Council Tax Band A

- * Three Bedrooms
- * Gas Central Heating

- * One Reception Room
- * Double Glazing

Situation

A three bedroom top floor apartment with parking situated within a village location. The property accommodation comprises: Own entrance, hallway, kitchen/diner, lounge, three bedrooms and bathroom with four piece suite including a shower cubicle and double sink. This property comes with two allocated parking spaces and bin/bike storage area. The property has been tastefully decorated, benefits from tall ceilings, double glazing and gas central heating. The village of Dilton Marsh boasts a post office, fish and chip shop, village school and a train station with links to London. The property will allow one dog with five weeks deposit. Available 6th October 2025. EPC - D Council Tax Band - A

TENANTS: If you choose to take the tenancy on one of our properties; we will ask you to pay a holding deposit of one week's rent per property. This is taken as a holding deposit to reserve you the Property and will be reimbursed off of the first month's rent, unless you fail the credit checks and referencing and then we will be entitled to deduct and retain from the holding deposit. E.G. If the rent is £850pcm then the holding fee will be £196.15. We will be entitled to deduct and retain from the holding deposit if you decide to withdraw from the tenancy or if you fail your credit checks, provide false or misleading information, fail to provide the documents or evidence requested or fail the right to rent checks; it will be refundable if the landlord decides to withdraw.

Property Particulars: We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to Property Ref: inst-5684

All measurements are approximate.

Further Information

The deposit required is £1,295

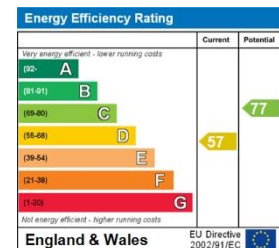
The landlord has requested to include Tenants are allowed one small dog at the property.

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired, Company

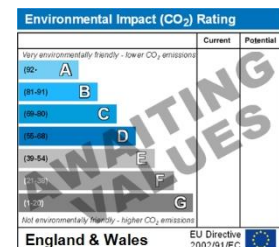
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 60 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 12/08/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lettings-R-Us, 2025. Lettings-R-Us Registered in England No. 5117944