



Churchside, Church Street, Tisbury

£210,000

## Churchside, Church Street, Tisbury, Wiltshire SP3 6AZ

- Central Village Location ·Within Close Proximity to Amenities & Mainline Train Station
- First Floor Apartment with Optional Lift Access ·Two Bedrooms, One Bathroom
- Kitchen Breakfast Room Opening up into Sitting Room ·Pleasant Views of the Church
- Communal Gardens ·Off Road Allocated Parking ·Sold with No Onward Chain
- EPC: B.

### DESCRIPTION

This two-bedroom first floor apartment with optional lift access is located in the heart of the sought after village of Tisbury, close to the high street and local amenities.

The apartment is part of an attractive Grade II listed Brewery building and perfect for those looking for a low maintenance and convenient property. The accommodation includes an entrance hall, kitchen/breakfast room, which opens up into a sitting room, two bedrooms both with built in storage and a bathroom. Externally there is a communal garden and allocated off road parking.

### LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the South of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a fishmonger, butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively with Waterloo being only 1 hour 50 mins away approximately as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.



### SERVICES

Mains water, electricity and drainage are connected to the property. The heating system is that of electric storage heaters. There is also a lift within the building.

### LOCAL AUTHORITY

Wiltshire Council Tax Band C.





## OUTSIDE

The property benefits from an attractive communal courtyard garden area with central water feature and colourful flower bed borders. An archway leads back towards Church Street and a side pathway leads to the rear parking area.

To the rear of The Brewery is a communal parking area where the property benefits from an allocated parking space. In addition is a fantastic view of the neighbouring countryside including the river Nadder and the Church clock tower.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## TENURE

Leasehold. The property has an original lease of 999 years which commenced in 2001. There is a Ground Rent and a Service Charge payable.

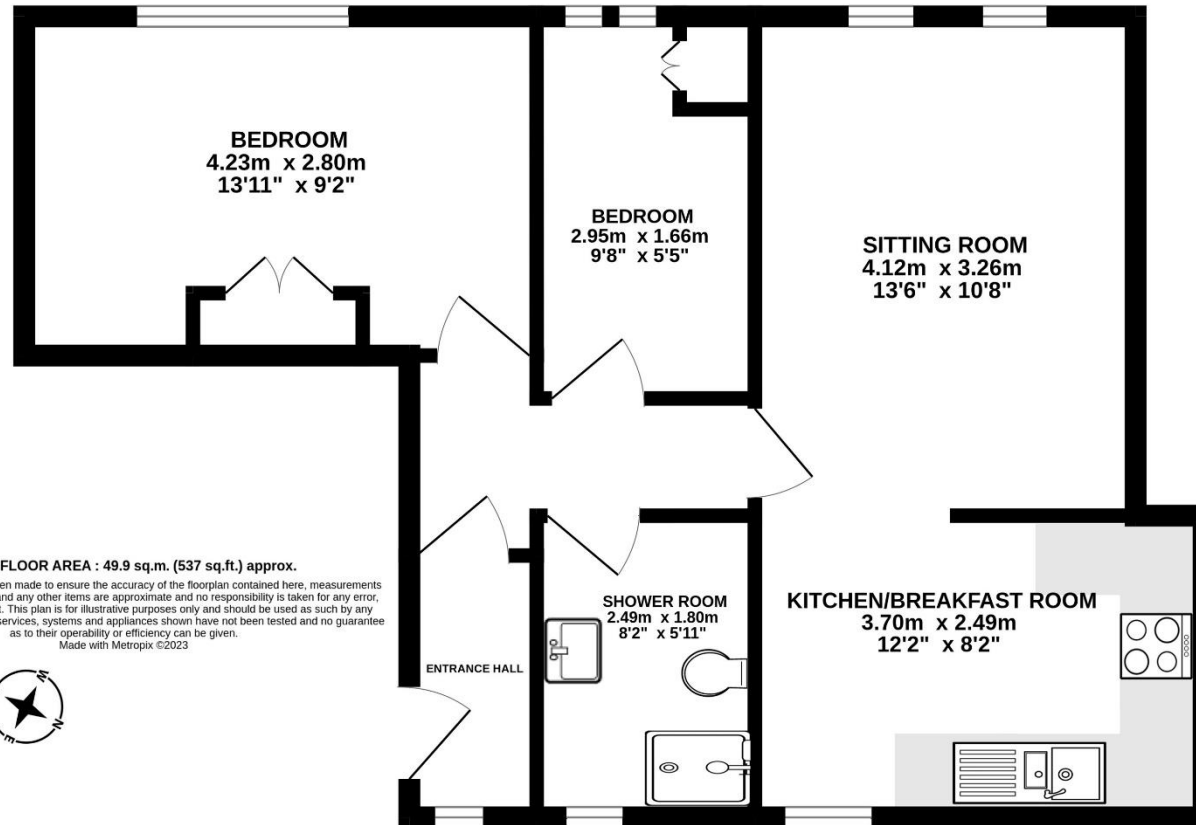
## VIEWINGS

Strictly by appointment, only with Boatwrights. Please do get in touch to ask us about our 'Safe Viewings Guidelines' 01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).



# GROUND FLOOR

49.9 sq.m. (537 sq.ft.) approx.



### Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
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