



Church Mead, Tisbury

£265,000

Church Mead, Tisbury, Wiltshire SP3 6BF

- Terrace Property in Cul De Sac Location ·Close to Amenities and Mainline Train Station
- Kitchen/Diner ·Spacious Sitting Room with Access into Garden ·Downstairs WC
- Two Bedrooms, One Bathroom ·Large South Westerly Facing Rear Garden
- Off Road Parking ·EPC: E.

DESCRIPTION

This is a spacious two-bedroom terrace house located in a quiet development within the sought after village of Tisbury. The property would be ideal for a first-time buyer, couple, or small family.

The accommodation includes an open plan kitchen/dining room with newly fitted kitchen and integrated appliances, living room with double doors leading onto the patio, a downstairs WC, two bedrooms and a family bathroom.

Externally there is off road parking and a large rear garden providing a fantastic outside space.

LOCATION

Tisbury, is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, a gallery and art centre, a doctors' surgery, a dentist, a leisure centre and a recreation ground. There are several local community groups.

In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area. Since 2014 Tisbury has been voted within the Top 5 villages outside London according to the Sunday Times.

A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



SERVICES

The property benefits from mains electricity, water and drainage. The property is heated via electric wall heaters.

LOCAL AUTHORITY

Wiltshire County Council Tax Band C.

TENURE

Freehold





OUTSIDE

The property is accessed via an off-road parking area, with space for two/three vehicles, and additional shared visitor parking.

The large, south westerly facing rear garden can be accessed via the double doors in sitting room as well as the single door in the hallway where you step out onto a small patio. The rest of the garden is mainly laid to lawn.

The garden overlooks the fields beyond, and is securely enclosed by a wooden fencing. It also benefits from a useful garden shed, as well as an access point at the rear via a private path.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdl/land-and-property.htm

AGENTS NOTE

Boatwrights would like to inform any potential purchasers that this property suffered from Flooding from storm Eunice in 2021.

Purchasers are advised to conduct their own research prior to making an appointment to view.

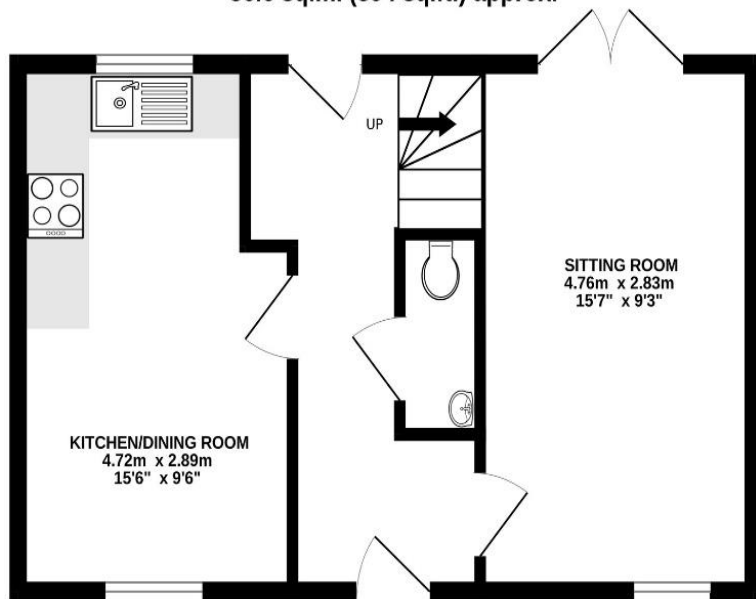
VIEWINGS

Strictly by appointment only, with Boatwrights in Tisbury, please call 01747 859359.

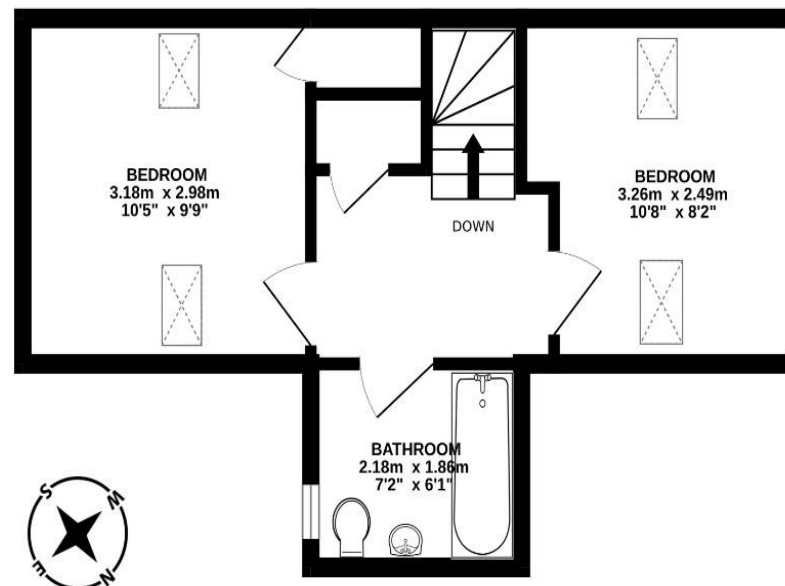




GROUND FLOOR
36.6 sq.m. (394 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



TOTAL FLOOR AREA : 65.8 sq.m. (708 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

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.

18 September 2023