



Paradise Meadow, Tisbury

£310,000

Paradise Meadow, Tisbury, Wiltshire SP3 6DG

- Modern Home in Village Location
- Immaculately Presented Throughout
- Within Close Proximity to Village Amenities & Mainline Station
- Kitchen/Dining Room with Built in Appliances
- Large Sitting Room with Double Doors into Garden
- Three Bedrooms with Ensuite to Main
- Further Family Bathroom Plus Downstairs W/C
- Enclosed Private Garden with Gate Access at the Back
- Off Road Parking for Two Vehicles
- No Onward Chain, EPC: D.

DESCRIPTION

A modern three-bedroom terrace house, presented in immaculate order throughout, located within the centre of Tisbury in what is a popular residential area and in close proximity to the village amenities and mainline train station.

The accommodation includes an entrance hall, kitchen/dining room with built in fridge/freezer, dishwasher and washing machine, large sitting room with built in storage cupboard and electric fire, down stairs WC, three bedrooms with en suite to the main, further family bathroom, a private, south facing rear garden and allocated residents parking for a couple of vehicles.

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 that 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 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. London Waterloo is approximately 1 hour 50 mins away, 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

The property is connected to mains water, electricity and drainage. Heating is in the form of gas fired central heating via an LPG tank located in the rear garden. There is an electric fire in the sitting room.

LOCAL AUTHORITY

Wiltshire Council Tax Band D.





OUTSIDE

The property is located towards the end of Paradise Meadow, an easy walk to the Tisbury High Street and no through vehicular traffic. To the front of the property is allocated off-road parking for two vehicles. In addition is a predominantly hardscaped area with mature shrubs and planting.

The south facing rear garden can be accessed via the double doors in the sitting room where you step out onto a paved patio area and a set of tiered steps that lead down to the garden area which is mainly laid to lawn. The garden is enclosed to all sides with wooden panelled fencing and a rear gate provides access to a pathway that runs adjacently to the properties in Paradise Meadow.

TENURE

Freehold.

STAMP DUTY

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

VIEWINGS

Strictly by appointment, only with Boatwrights.

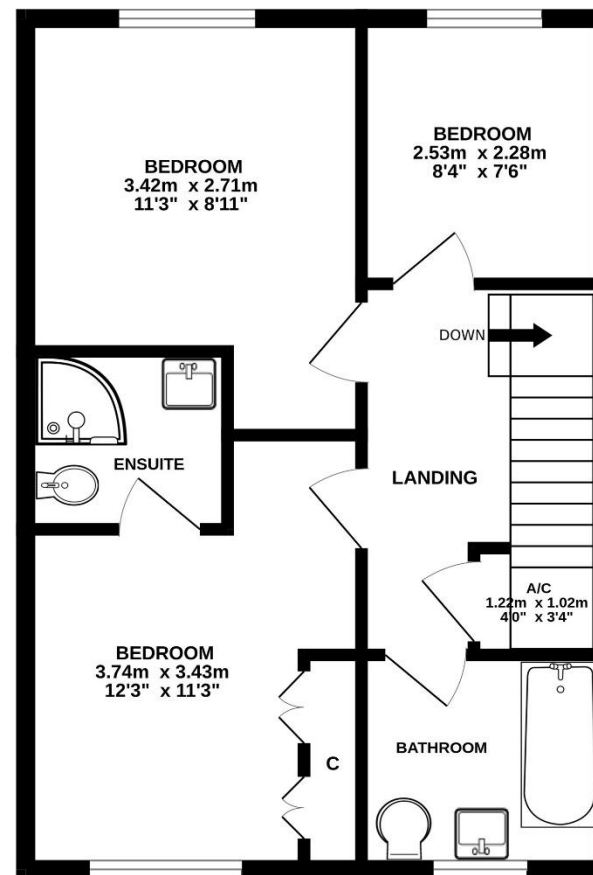
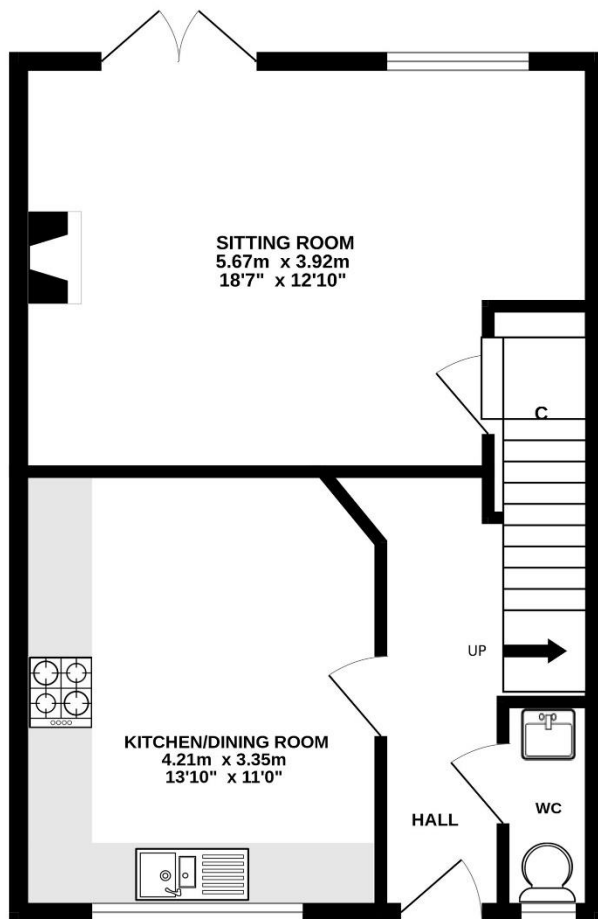
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GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 87.9 sq.m. (946 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.
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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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