



Tuckingmill, Tisbury

£325,000

Tuckingmill, Monmouth Road, Tisbury, Wiltshire SP3 6NR

- Fantastic Location in Tuckingmill
- Within Reach of Amenities of Tisbury & Mainline Train Station
- Wonderful, Tucked Away Position ·In Need of Modernisation but Scope to Improve
- Two Reception Rooms ·Two Bedrooms, One Bathroom
- Generous South Easterly Garden ·Parking and Garage/Outbuilding ·EPC: F.

DESCRIPTION

Brought to the market for the first time in over 50 years, this charming, two-bedroom semi-detached stone-built house located in a tucked away position within the ever sought after hamlet of Tuckingmill, with an excellent south easterly facing garden, garage and off-road parking. The property is in need of modernisation but offers huge potential.

The accommodation includes an entrance hall, kitchen, sitting room, further reception/dining room looking out into the garden, downstairs WC, two double bedrooms and a bathroom with bath and shower.

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 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

The property is connected to mains electricity, water and drainage. Heating is electric.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

Freehold





OUTSIDE

The property is accessed off of Monmouth Road where you enter a private lane leading down to the driveway, where the timber garage is located as well as room to park a couple of vehicles.

A pathway then leads through the south easterly facing garden all the way up to the front door. There is also a pedestrian access to the rear.

The garden is full of mature shrubs and colourful planting and provides a fantastic opportunity to those with green fingers. The garden is enclosed on both sides.

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 in Tisbury.

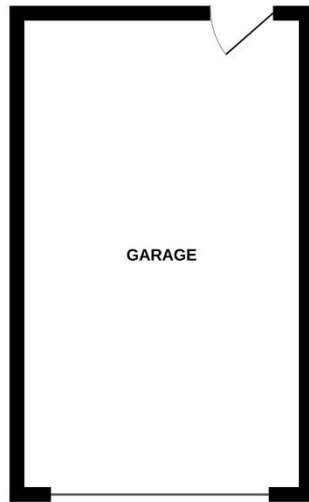
Please call 01747 859359.

www.boatwrights.co.uk.

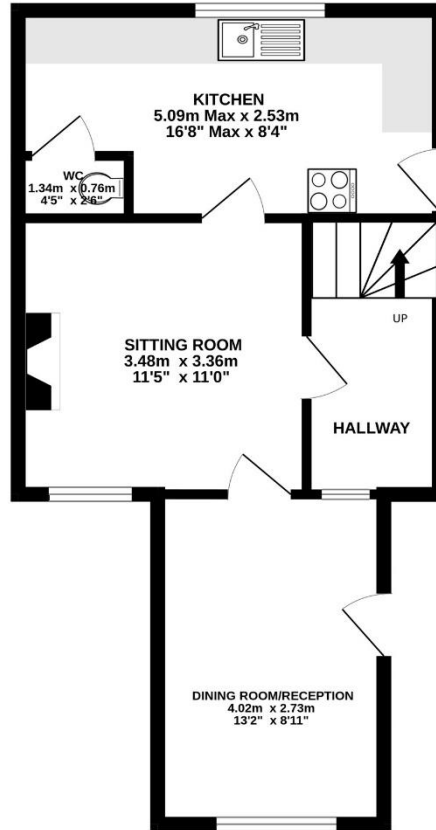




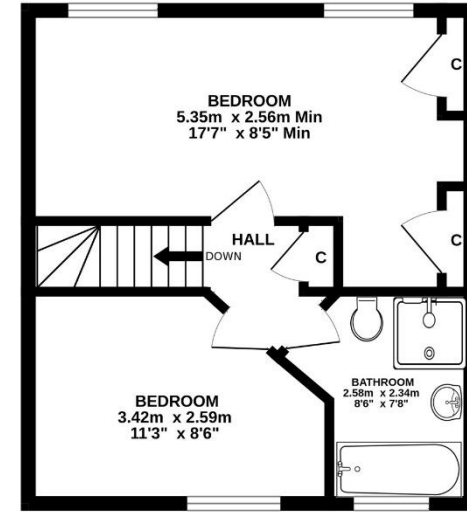
GARAGE
20.5 sq.m. (221 sq.ft.) approx.



GROUND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA : 93.1 sq.m. (1002 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.

13 February 2024