



Churchside, The Old Brewery, Tisbury

£200,000

Churchside, The Old Brewery, Church Street Tisbury, Wiltshire SP3 6AZ

- Ground Floor Apartment Over One Level in Old Brewery Development
- Within Close Proximity to Amenities & Mainline Train Station
- Kitchen with Room for a Small Table •Spacious Sitting Room
- Two Bedroom, One Shower Room •Pleasant Views Towards the Church
- Allocated Off Road Parking •Communal Courtyard Garden •No Chain •EPC: Exempt.

DESCRIPTION

This two-bedroom, ground floor, single storey apartment, located in the ever-popular Old Brewery development, within close proximity to local amenities and mainline train station.

The apartment is part of an attractive Grade II listed building and is perfect for those looking for a low maintenance and convenient property. The accommodation includes an entrance hall, kitchen with room for a small table, which opens up into a sitting room, two bedrooms, the main 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 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.





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.

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.

STAMP DUTY

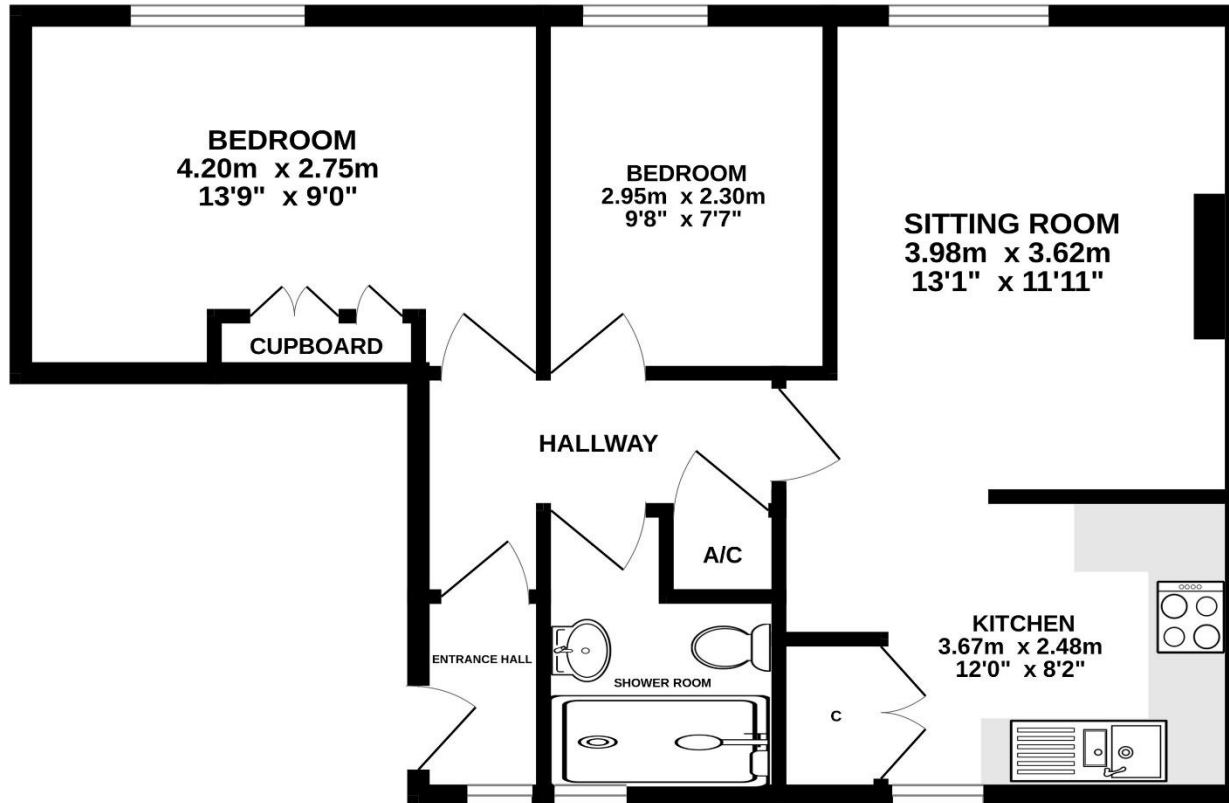
To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

VIEWINGS

Strictly by appointment, only with Boatwrights. 01747 859 359
www.boatwrights.co.uk



GROUND FLOOR
51.2 sq.m. (551 sq.ft.) approx. 



THE OLD BREWERY, TISBURY

TOTAL FLOOR AREA : 51.2 sq.m. (551 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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