



St. Johns Close, Tisbury

£250,000

## St. Johns Close, Tisbury, Wiltshire SP3 6PN

- Terraced House in Quiet, Tucked Away Position
- Within Close Proximity of High Street & Mainline Station
- Would Benefit from Modernisation
- Sitting Room, Opening up into Dining Area
- Three Bedrooms, One Bathroom & Downstairs WC
- Communal Parking
- Storage Room, Plus Two Additional Storage Cupboards
- Garden to Rear
- No Onward Chain
- EPC: E.

### DESCRIPTION

This three-bedroom terraced house is located within the prime residential area of St. Johns Close in Tisbury, situated in a tucked away position, within close proximity of the High Street and mainline train station.

The house offers well-appointed accommodation, which would benefit from modernisation, arranged over two floors. The property, to the first floor, comprises of an entrance hall, spacious sitting room, opening into the dining area, kitchen, separate store, a large storage cupboard, and a downstairs WC. To the first floor there is three bedrooms and a family bathroom, as well as a further cupboard with plumbing for the washing machine.

Externally is a private rear garden. Parking in St. Johns Close is communal. The property is being sold with no onward chain.

We have been informed that a new water cylinder was put in, in February 2019, and the roof was re-battened and felted in October 2018. There was an EICR done in 2024.

### 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.





## OUTSIDE

The property is approached either via Union Road or St. Johns Close, in which both have communal parking areas, providing off road parking for the properties of St Johns Close. A pathway from both leads you to the property, which is tucked away in a quiet location.

To the front of the property is a garden mainly laid to lawn, and a path leading up to the front door. The rear, south westerly facing garden can be accessed from the dining area, via the large sliding doors, where you step out onto a patio. The rest of the garden is mainly laid to lawn. There is also an access to the garden from the rear.

## LOCAL AUTHORITY

Wiltshire Council, Band C.

## TENURE

Freehold

## STAMP DUTY

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

## VIEWINGS

Strictly by appointment, only with Boatwrights.

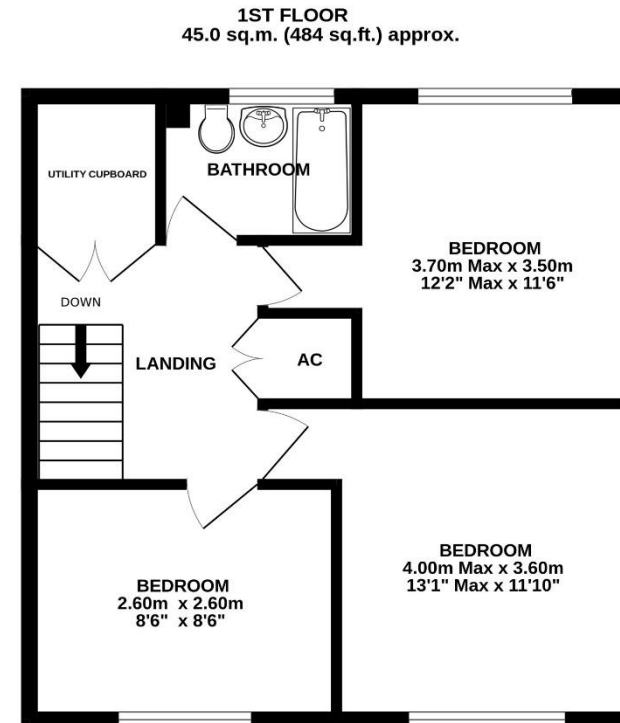
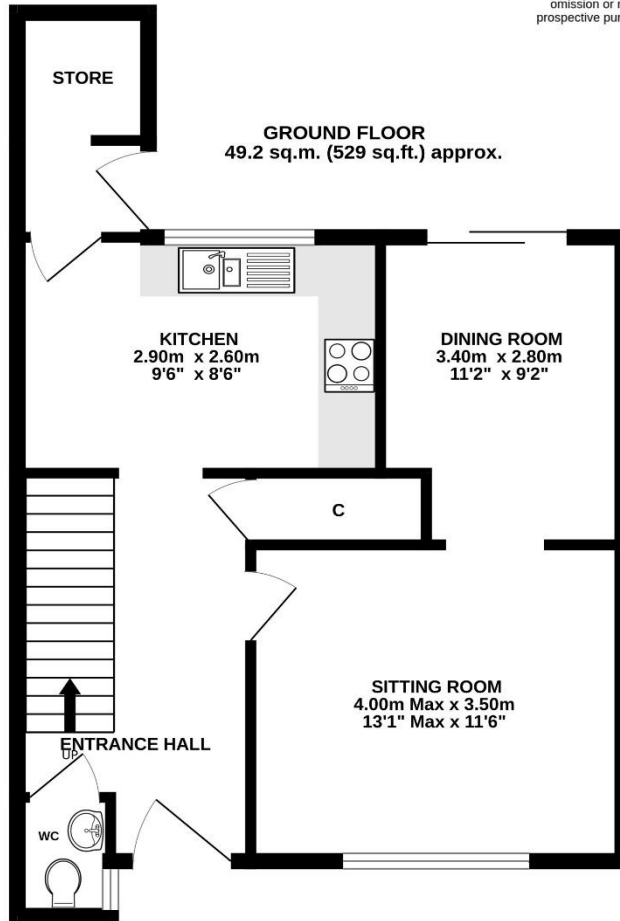
01747 859 359 [www.boatwrights.co.uk](http://www.boatwrights.co.uk).



# TISBURY

**TOTAL FLOOR AREA : 94.1 sq.m. (1013 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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