



Station Road, Tisbury

£270,000

Station Road, Tisbury, Wiltshire SP3 6JR

·Located in the Heart of the Village ·Close to Amenities & Mainline Train Station ·Recently Renovated by the Current Owner ·Kitchen/Dining Room
·Large Sitting Room with Access into the Garden ·Two Double Bedrooms, One Bathroom ·Parking for Two Vehicles ·South Westerly Facing Rear Garden
·No Onward Chain ·EPC: E.

DESCRIPTION

A well-appointed terraced property, located in the heart of Tisbury, within easy reach of the village amenities and mainline train station, with pleasant views over the playing fields and countryside beyond.

The spacious, well-presented accommodation has been recently renovated throughout by the current owner and includes a welcoming porch, further entrance hall, kitchen/Diner, large sitting room with access into the garden, two double bedrooms and a bathroom.

Externally there is a south westerly facing garden along with two private parking spaces, owned by the property.

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, along with having infrared.

The current owner has also replaced the doors and windows in their ownership, along with replacing the hot water system, and has re-plumbed the bathroom. The kitchen has also been replaced, and now has built in appliances including a dishwasher and washer/dryer.





OUTSIDE

The property is accessed off of station road, at the bottom of the Tisbury High Street, where you enter a private parking area, in which the property owns two parking spaces.

There is a south westerly facing garden to the rear, which can be accessed from the sitting room, where you step out onto a patio, perfect for the garden furniture. The rest of the garden is mainly laid to gravel, with low maintenance in mind with planted raised beds. There is a gate at the rear providing access to the parking area.

The garden is enclosed by wooden panel fencing and has a small shed, providing storage.

LOCAL AUTHORITY

Wiltshire Council Tax, Band B.

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

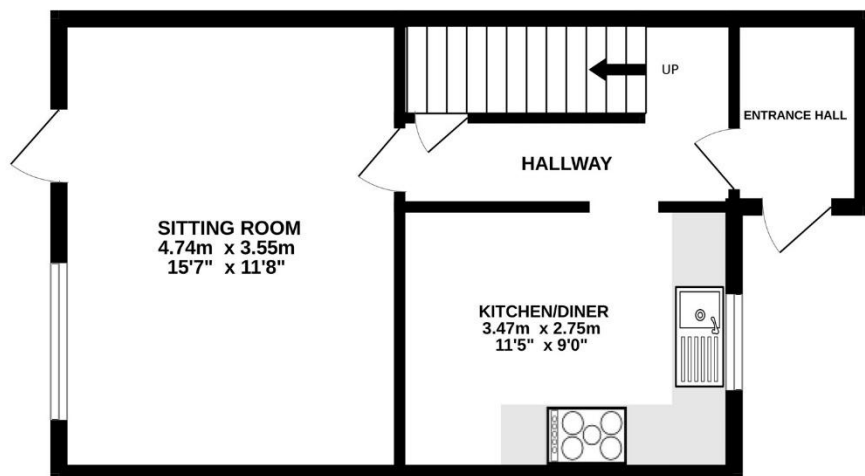
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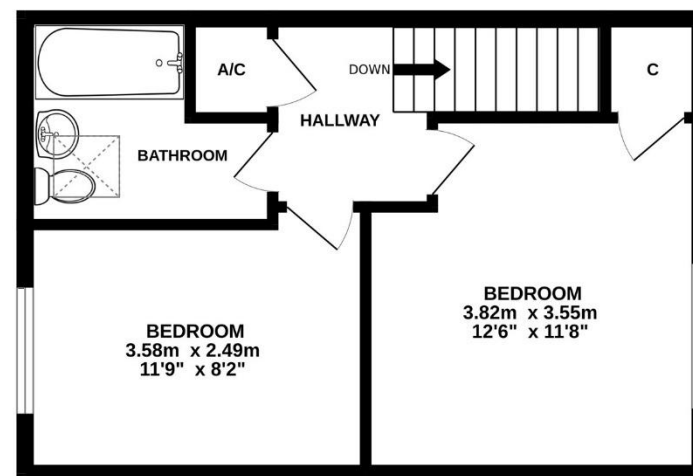




GROUND FLOOR
36.1 sq.m. (388 sq.ft.) approx.



1ST FLOOR
33.4 sq.m. (360 sq.ft.) approx.



STATION ROAD, TISBURY

TOTAL FLOOR AREA : 69.5 sq.m. (748 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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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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