



SALISBURY STREET SHAFTESBURY SP7
£1,350 PER MONTH AVAILABLE 24/04/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Salisbury Street Shaftesbury SP7

£1,350 Per Month
Unfurnished

 3 Bedrooms
 1 Bathroom
 1 Reception

Features

- Three bedroom home, - Central location, - Beautiful views, - Area for outside seating, - Well presented throughout, - Gas central heating

Council Tax

Council Tax Band C

Hamptons
54 Castle Street
Salisbury, SP1 3TS
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www.hamptons.co.uk

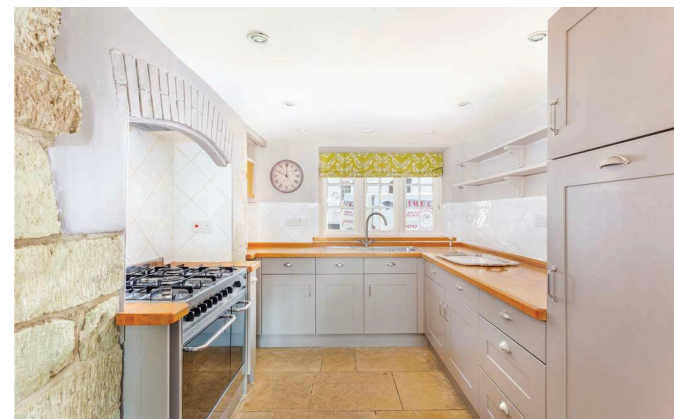
{ BEAUTIFUL HOME IN A CENTRAL LOCATION

The Property

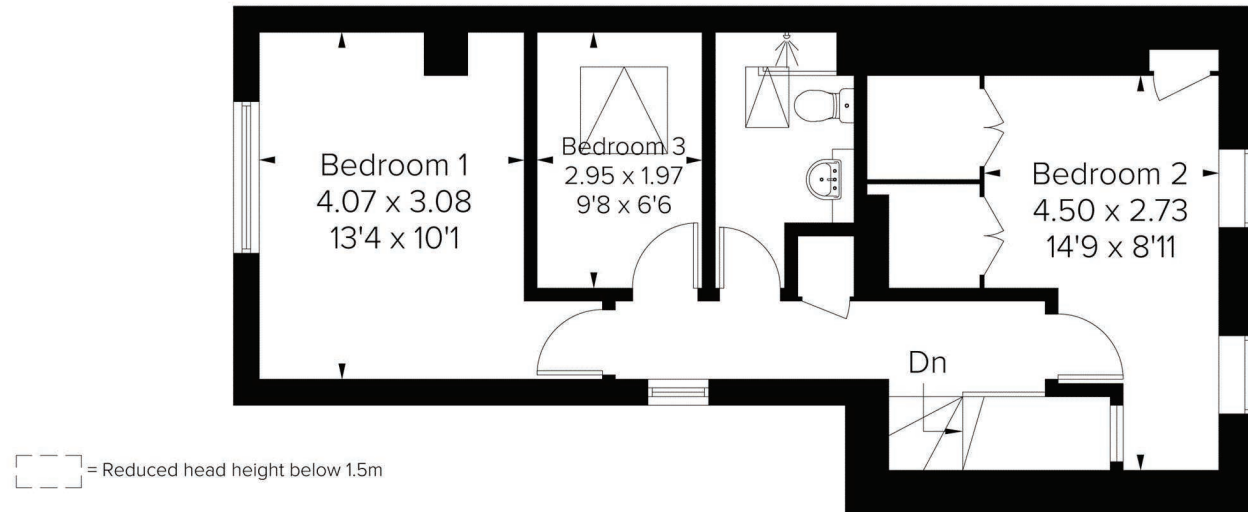
This deceptively large cottage is in wonderful order throughout boasting spacious, open-plan accommodation. On the ground floor the accommodation comprises an entrance hall which leads to the substantial, open plan 'heart of the home' kitchen/sitting/dining room with a feature remote control gas log fire and ample space for a dining suite. The well-appointed kitchen is fitted with ample wall and base units and integrated appliances. Accessed directly from the sitting room is the bespoke custom-made wooden conservatory which leads out to the courtyard garden, the perfect area for al-fresco entertaining whilst taking in the amazing views over Shaftesbury. Completing the ground floor accommodation is a cloakroom/utility room. The first floor has two double bedrooms, one with two built in custom made double wardrobes, and a further third bedroom. The bedrooms are serviced by a modern shower room.

Location

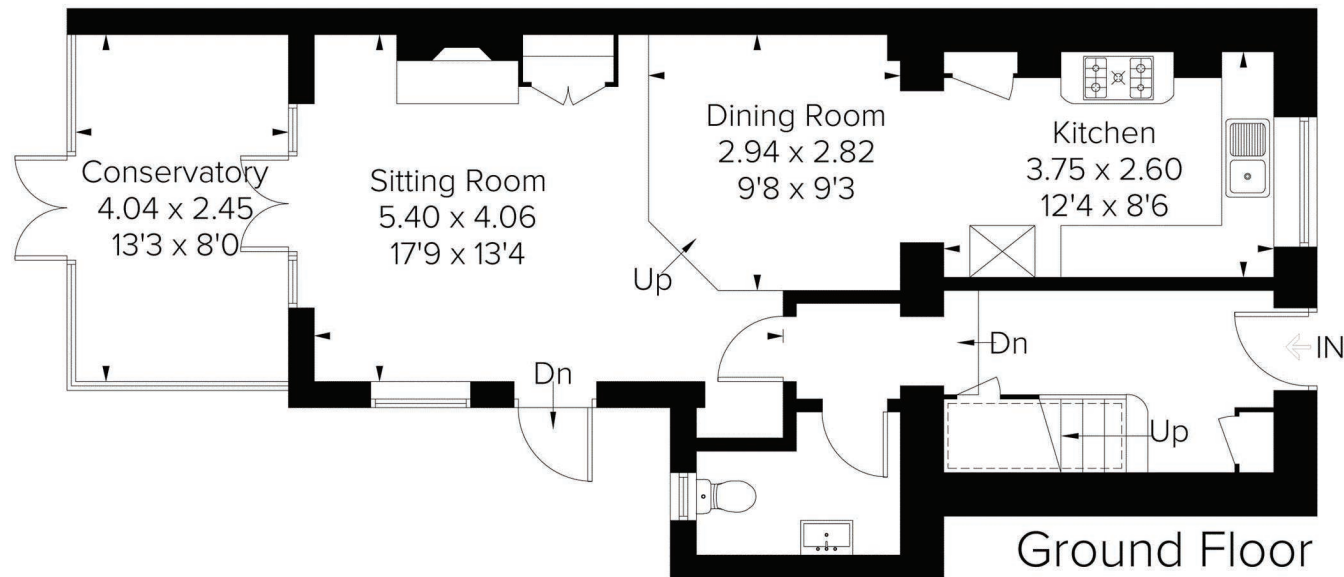
The property is conveniently located within the hilltop town of Shaftesbury which provides a range of everyday services and shops including public houses, cafes, restaurants, a weekly farmers market, arts centre, independent and high street shops, a doctor's surgery and a hospital, as well as a local bus service. The communication links in the area are very good with the A303 just a few miles to the north providing road access to London & the West and a mainline railway station at either Gillingham (5 miles) or Tisbury (9.3 miles) serving London Waterloo (approximately two hours).



Approximate IPMS2 Floor Area = 109.7 sq m / 1181 sq ft
 Limited Use Area = 1.9 sq m / 20 sq ft
 Total = 111.6 sq m / 1201 sq ft



First Floor



Ground Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 227343

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

