



{ TOWNSEND WYLYE BA12
£1,075 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Townsend Wylfe BA12

£1,075 Per Month
Unfurnished

 2 Bedrooms
 1 Bathroom
 1 Reception

Features

- Great village location, - Two bedrooms, -
Enclosed garden, - Off Road Parking

Council Tax

Council Tax Band C

Hamptons
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{ TWO BEDROOM HOME IN A VILLAGE SETTING

The Property

A wonderful opportunity to rent a modern village home with garden, parking and rural views. This well-proportioned home is conveniently positioned in the heart of the much sought after village of Wylfe. The light and flowing accommodation is thoughtfully arranged with the living areas boasting a sunny southerly aspect. The accommodation comprises a dual aspect, open plan sitting and dining area, a kitchen with space for white goods and a useful utility/boot room with a door to the garden. On the first floor there are two generous double bedrooms, boasting exceptional views across the valley and village to neighbouring farmland, and a family bathroom. The rear garden is mainly laid to lawn with fenced boundaries providing privacy. A paved seating area is ideal for outdoor entertaining and dining. There is a timber storage shed, and a rear gate leads to a parking area for two cars.

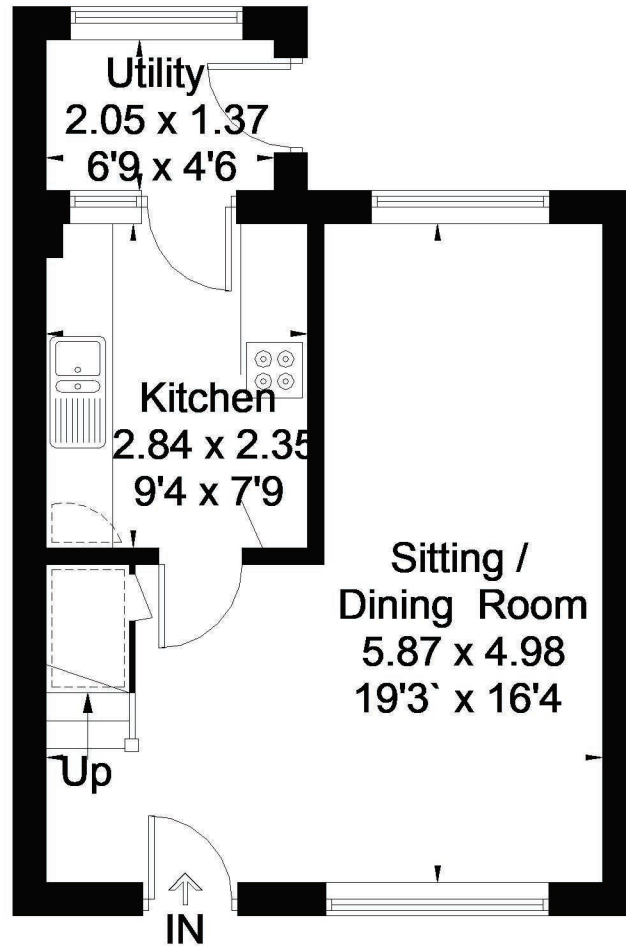
Location

This highly desirable village is situated amidst picturesque countryside in the beautiful Wylfe Valley. Local amenities include a church, village hall and the popular The Bell Inn public house which has 'The Little Wylfe Shop' providing everyday essentials. The nearby village of village Codford includes a garage, Budgens, doctor's and primary school. The town of Warminster is 11 miles away and the Cathedral City of Salisbury 12.2 miles away.



Wylye, Warminster

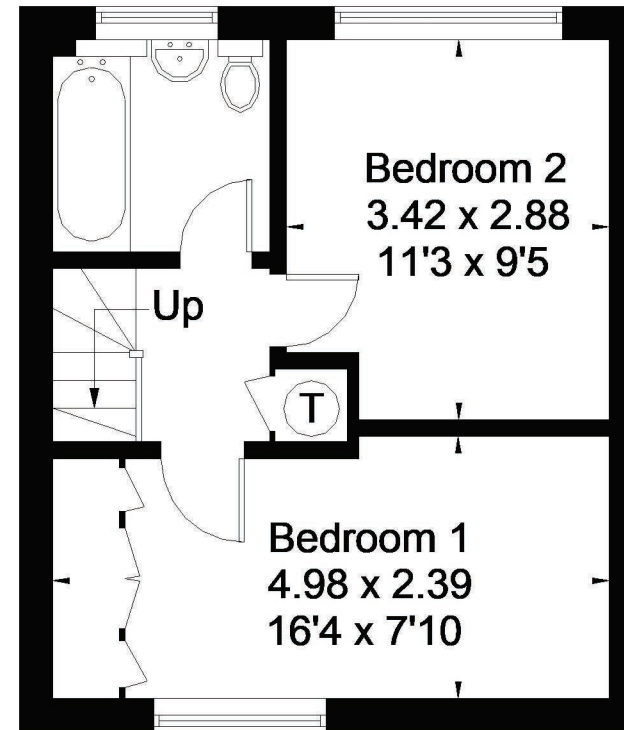
Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



Ground Floor



= Reduced headroom below 1.5m / 5'0"



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 204738

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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.

