



5 Florence Mews, Wilton, Salisbury, Wiltshire, SP2 0FE

£335,000 Freehold

## **A freehold, mid terrace, 3 bedroom, 3 bathroom townhouse over 3 floors with a garden and parking space situated in the heart of Wilton.**

### **Description**

The property is a three storey townhouse in a row of similar properties, built about 15 years ago by Archstone Lifestyle Homes Limited for the over 55s. This is a freehold property laid out on three floors with a shower room or bathroom on each floor, an allocated parking space plus visitors parking and a delightful private sunny, southerly aspect garden. Extremely well designed, the house has the benefit of good insulation, double glazed windows and doors and gas fired central heating. A further benefit is the good range of storage cupboards. The property is located within easy reach of the market square and the town has a famous church, a weekly market, a community centre, doctor's surgery, dentist's practice, post office and a variety of shops. There is a good bus service to Salisbury which is four miles away. Offered to the market with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Stairs to first floor, with understairs cupboard, radiator, window to front.

#### **Wet room**

Shower area, low level WC, pedestal wash hand basin, heated towel rail, extractor, inset spotlights.

#### **Kitchen 9'3" x 5'11" (2.84m x 1.82m)**

Fitted with base and wall units with work surfaces and tiled splashbacks, sink and drainer under window to front, integrated electric oven with four ring gas hob and extractor over, integrated dishwasher, washing machine and fridge/freezer.

#### **Sitting room 15'5" x 12'6" both max (4.72m x 3.82m both max)**

Window to rear, radiator, built in storage cupboard, media plate, through to;

#### **Study/breakfast room 8'3" x 7'7" (2.54m x 2.33m)**

Window to rear and part glazed door and window to side.

#### **Stairs to first floor - landing**

Door and stairs to second floor, window to front. airing cupboard housing hot water tank with shelving.

#### **Bedroom two 13'0" x 8'6" (3.98m x 2.60m)**

Window to rear, telephone point, radiator, built in wardrobes.

#### **Bedroom three 8'9" x 8'6" (2.69m x 2.60m)**

Window to front, radiator, telephone point.

#### **Bathroom**

Fitted with a white suite comprising panelled bath, low level WC, wash hand basin, shaver point, heated towel rail, inset spotlights, extractor, obscure glazed window to front.

#### **Second floor**

#### **Bedroom one 16'0" x 15'5" (4.90m x 4.72m)**

Windows to front and rear, two radiators, built in wardrobes, door to;

#### **En-suite shower room**

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower cubicle, shaver point, heated towel rail, tiled floor and part tiled walls, velux window to rear.

#### **Outside**

To the rear of the property is a low maintenance garden with a rear access gate that leads in to the parking area where there is an allocated space. there are also visitor spaces at the entrance to the development.

#### **NB:**

Florence Mews has been built for the over 55s and the residents have control over maintenance and works which need carrying out. Annual service charge was £1515.26 for the period June 2023 to May 2024 which includes buildings insurance and an on-site maintenance manager. Ground rent is approximately £420 per annum. The property itself is freehold.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,218.31.

#### **Directions**

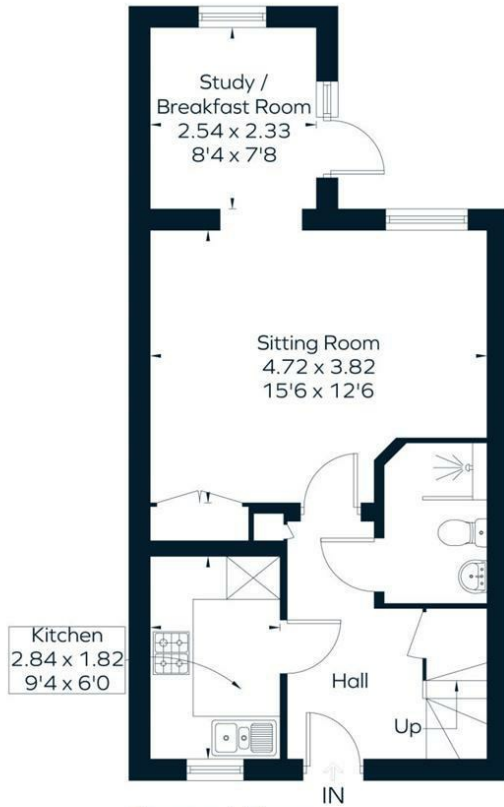
From Salisbury take the A36 Wilton Road and at the roundabout turn left on to the A30, through Wilton. Proceed through the traffic lights and turn left in to Florence Mews before the road bears left in to Shaftesbury Road.

#### **WHAT3WORDS**

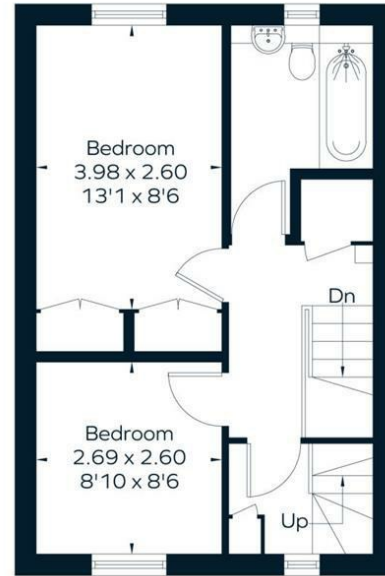
What3Words reference is: [///letter.baseballs.mistaking](https://www.what3words.com/letter.baseballs.mistaking)



Approximate Area = 99 sq m / 1066 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor



First Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 292.144

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	<b>77</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
www.hwwhite.co.uk  
residential-sales@hwwhite.co.uk



