



St Anthony's Cottage High Street, Tisbury, Salisbury, Wiltshire, SP3 6PS

£1,000 PCM

## **A two bedroom semi detached house with a garage and situated just off the High Street. No chain.**

### **Description**

A particularly spacious, two bedroom semi-detached village house of approximately 893.4 sq.ft. (83 sq.m.). The accommodation includes an entrance vestibule, storage cupboard and adjacent space for a large fridge-freezer, galley style kitchen with a nice range of fitted high and low level units with space for washing machine and free-standing electric cooker. Spacious sitting room with a working fireplace and a nice outlook with a door to the garden. Upstairs there is one large double bedroom with 2 fitted double wardrobes and one smaller double bedroom with recessed hanging cupboard. One bathroom with tiled floor and bar shower over the bath. The property has double glazed windows and doors and is warmed via an oil-fired boiler in the adjacent outbuilding. Outside there is a spacious single garage leading through to further storage on the side of the property and wrapping around the rear. There is a pleasant, cottage-style sunny garden and gated parking for one large car, possibly two small ones. The property is accessed via a right of way over the neighbour's driveway servicing the attached cottage and Tudor Cottage opposite (currently being used for holiday lets). The property is available from early July, UNFURNISHED

### **Property Specifics**

Radiator.

### **Outgoings**

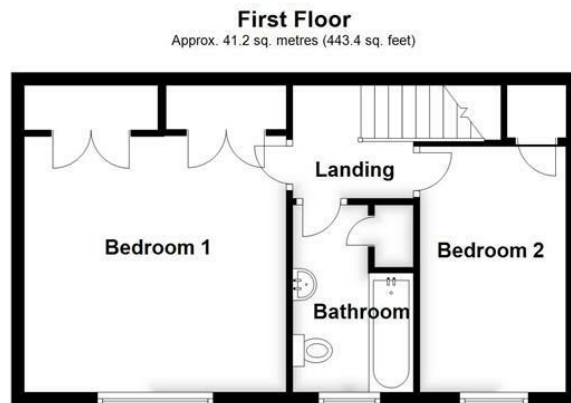
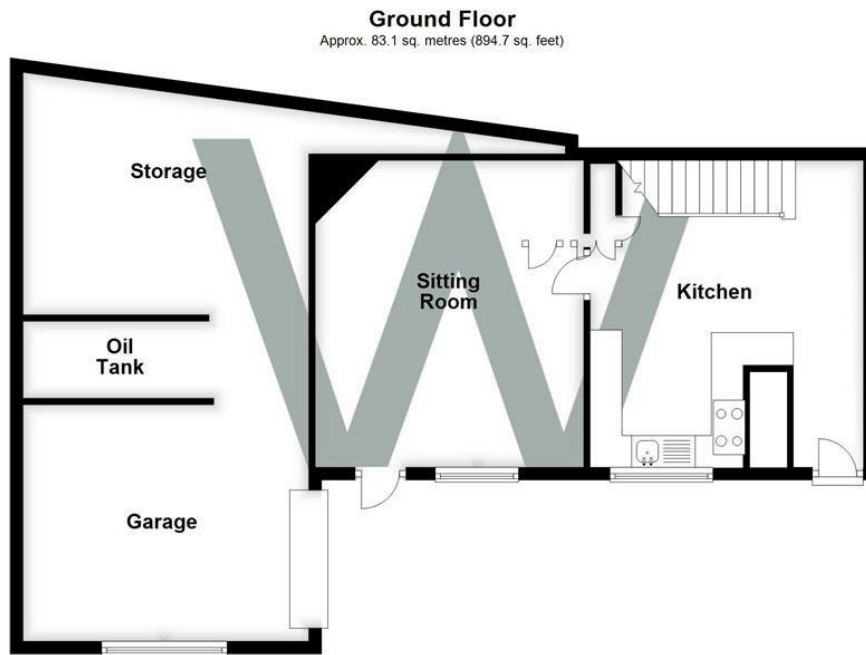
The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,189.40.

### **Directions**

Leave Salisbury on the A36 and, upon reaching Wilton, turn left at the roundabout to proceed through the town and leave on the A30. After approximately two miles, turn right at Barford St Martin on to the B3089 and proceed through the village of Dinton. Turn left on to the Tisbury Road and upon reaching Tisbury, continue to the top of the High Street. Turn left and proceed down the High Street and the property can be found nearly opposite The Boot Inn on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///estimates.scarcely.fiction](https://www.what3words.com/#!/en/estimates.scarcely.fiction)



Total area: approx. 124.3 sq. metres (1338.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**WHITES**  
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