



Hyde's Cottage St Marys Road, Dinton, Salisbury, Wiltshire, SP3 5HH

£1,300 PCM

Beautifully presented two bedroom character cottage within the grounds of a National Trust property with pretty cottage gardens, parking and large storage shed.

Entrance hall with under stairs cupboard and cloaks cupboard. Cloakroom/utility room. Sitting room with open fire. Kitchen/breakfast room with oil fired AGA. Stairs to first floor with large bathroom with shower over the bath. Bedroom 1, double with feature fireplace and fitted wardrobe. Bedroom 2, double with feature fireplace and walk in wardrobe/airing cupboard.

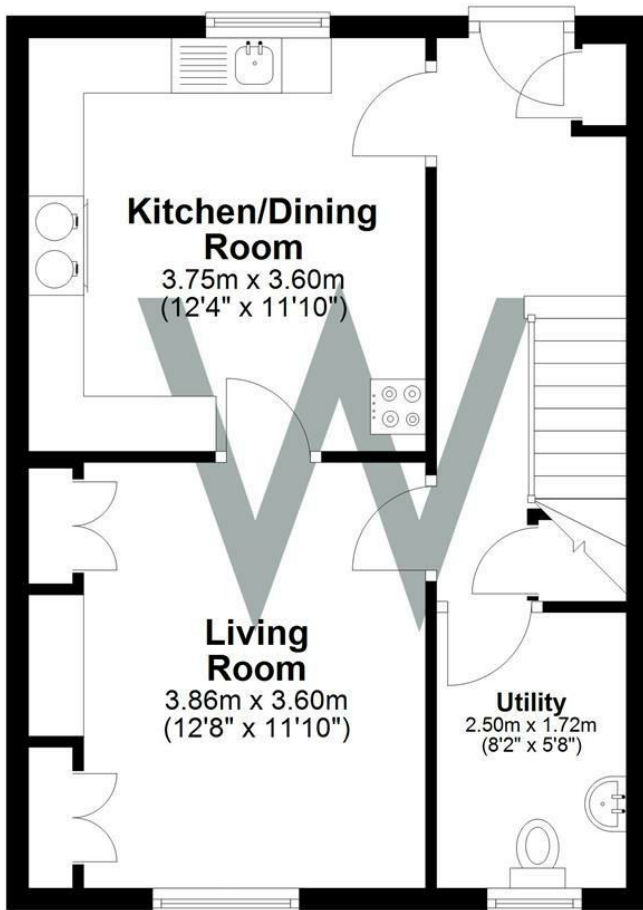
Enclosed cottage garden with terrace and well established flower borders, large storage shed with power. Further lawned area with driveway and ample parking.

Economy 7 heating and oil fired AGA.

Council tax band D.

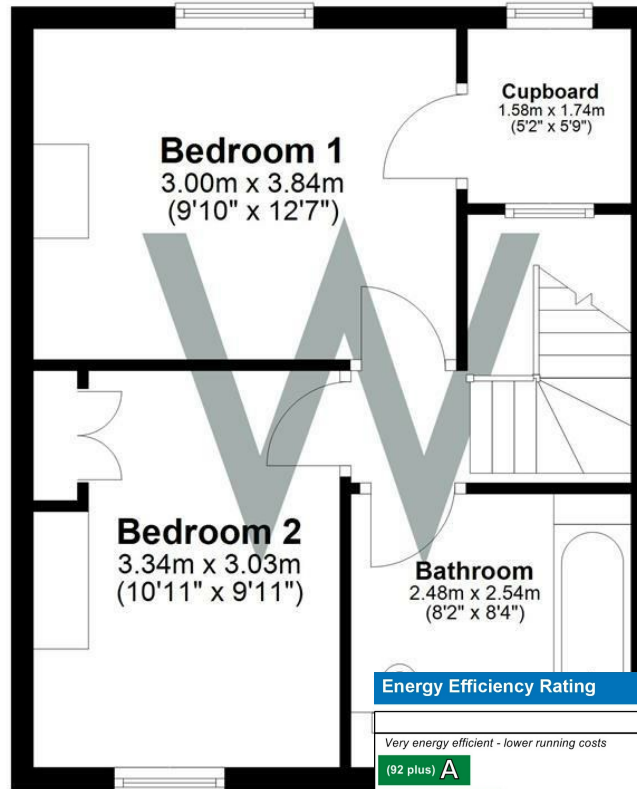
## Ground Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 83        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 39                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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