



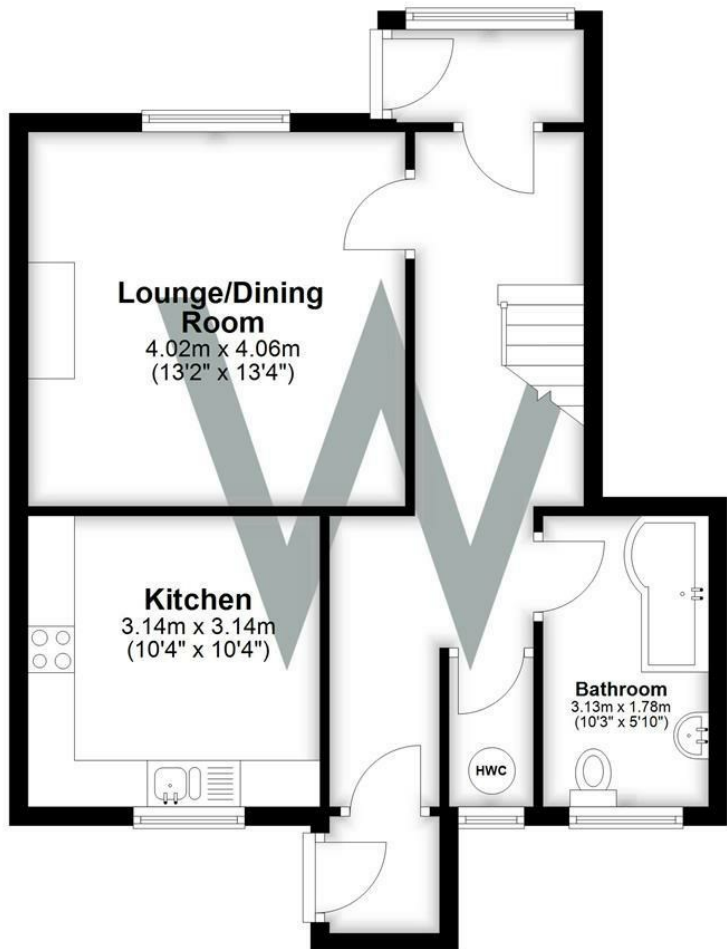
150 Whitsans Cross, Donhead St. Andrew, Shaftesbury, SP7 9LJ

£1,150 PCM

The accommodation in brief comprises an entrance porch adjacent to the parking and small front garden, into a large main hall, off which there is a fitted kitchen/breakfast room with a good range of high and low level fitted units incorporating an electric hob, oven and stainless steel extractor, spaces for under counter appliances and fridge/freezer. Main living/dining room with working wood burner and views down the garden. Ground floor bathroom with P-shape bath with thermostatic shower/glass screen over bath. Large cupboard containing pressurised hot water tank. Further porch at the end of the hall with door to main rear garden with some new decking. Upstairs there are 3 double bedrooms, one with a range of wardrobes and all bedrooms having nice views over the surrounding countryside. The property has just been redecorated and has new carpets throughout. Oil fired central heating and double glazed windows. Full depth loft insulation. Large rear garden running alongside the A30 Salisbury/Shaftesbury Road, screened by an established, large beech hedge. Tenants expected to do sensible grass cutting and hedge trimming. Single garage and gravelled parking for 2/3 cars. UNFURNISHED with carpets/curtain poles and available on a potentially long term basis.

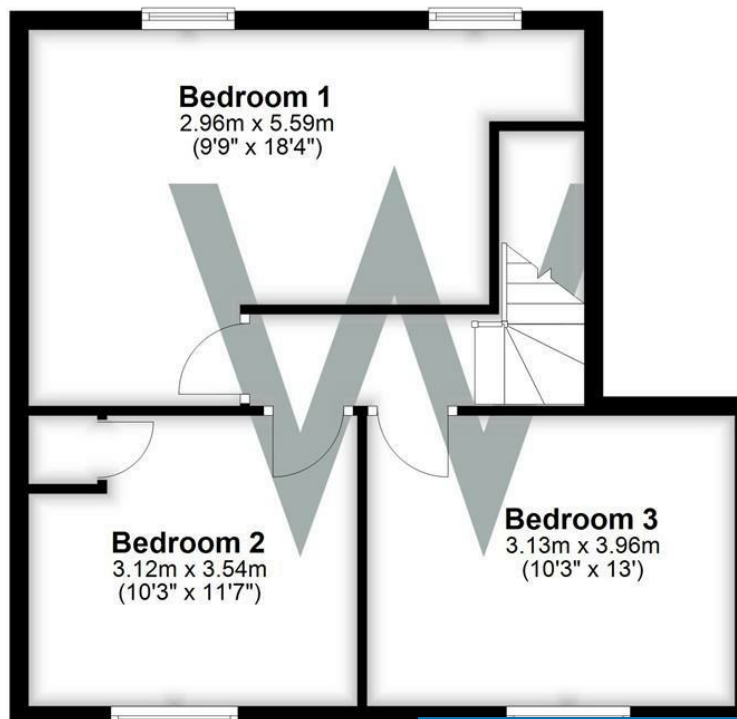
## Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</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	

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