



Bemerton House, 223 Castle Road, Salisbury, Wiltshire, SP1 3RY

£2,500 PCM

Description

A substantial, 1930's family house which has been completely renovated from top to bottom with spacious accommodation comprising the following: An enclosed porch to front door, leading into an impressive, oak-lined hallway with cloakroom. This leads through to an equally impressive kitchen/breakfast room which has been completely refitted with high quality units and integral appliances including washing machine, dish washer and under counter fridge and freezer. Kitchen side door to the parking and garden. The kitchen links to a large dining room to the front with feature fireplace and overlooking Hudson's Field and the iconic Spitfire monument on the other side of the road. There is then a substantial sitting room with working fireplace and this links via double doors into the garden room with doors to the garden and an adjacent small office/snug. Upstairs the property has enough square footage for at least five bedrooms but the accommodation has been unusually designed to provide three very large bedrooms with an en-suite to the main bedroom and separate family bathroom. The main bedroom has a range of fitted wardrobes and a door onto a balcony overlooking the garden. Both the bathrooms have been re-fitted to a high standard with the en-suite having a walk-in shower and the main bathroom having a shower cubicle as well as a roll top bath. The property is fully double glazed and has a relatively new gas boiler for central heating and pressurised hot water system. Outside, there is a garden on three sides, mainly lawn, with pleaching between the driveway and lawn providing privacy to the rear garden. The driveway leads up to parking/turning for several cars and there is a single garage. There are nice views to the west over the fields to Stratford-sub-Castle as well as the iconic Spitfire monument diagonally opposite the house. The property is available UNFURNISHED on a potentially long term basis.

A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

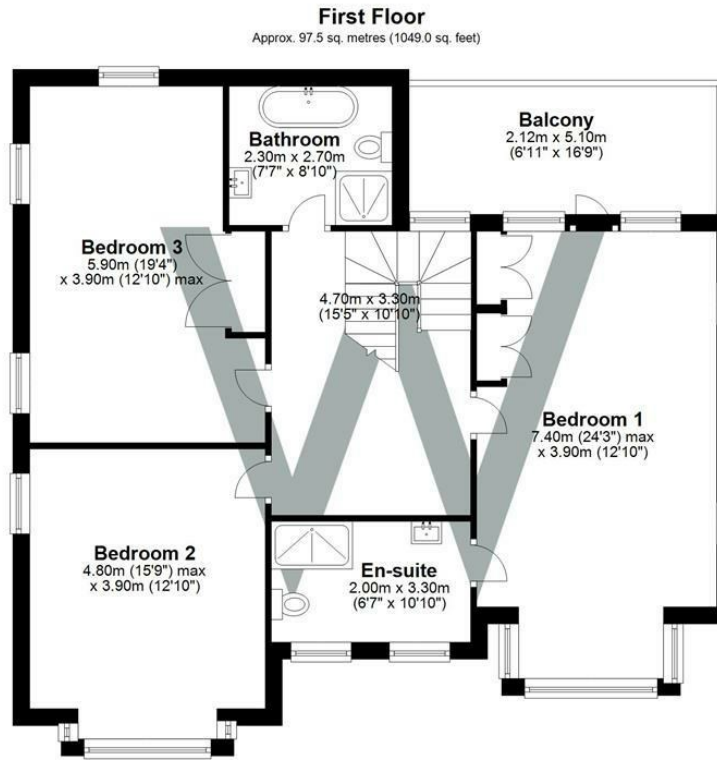
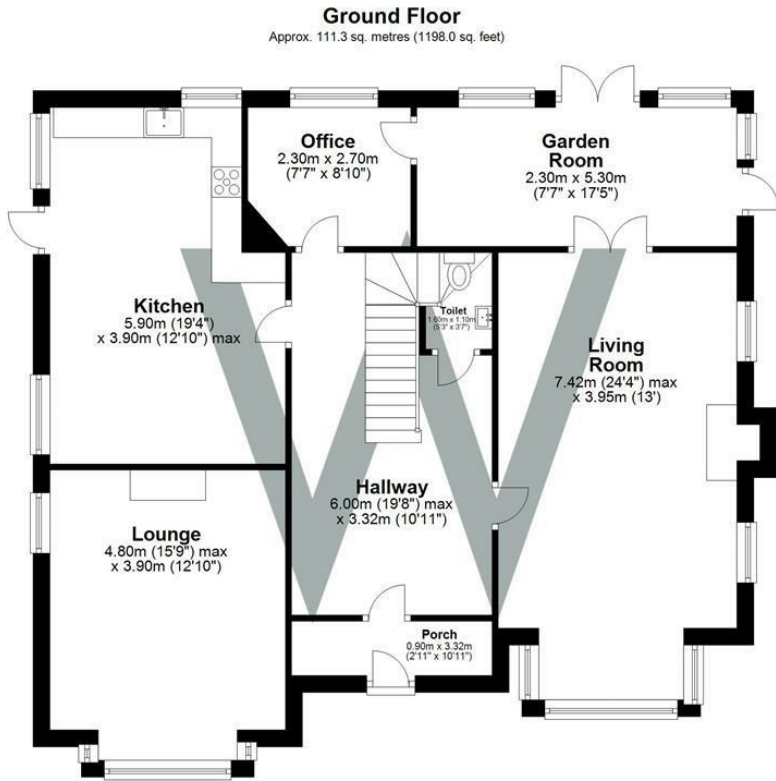
Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

- SUBSTANTIAL 1930's HOUSE
- IMPRESSIVE ENTRANCE HALL, STUDY AND GARDEN ROOM
- TWO VERY LARGE RECEPTION ROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- THREE ENORMOUS BEDROOMS
- BALCONY AND EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM WITH ROLL TOP BATH ETC
- DRIVEWAY, PARKING AND SINGLE GARAGE
- GARDEN ON THREE SIDES
- DESIRABLE CASTLE ROAD LOCATION





WHITES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

