



111 Exeter Street, Salisbury, Wiltshire, SP1 2SF

£598,500 Freehold

**Stunning Grade II listed town house over three floors with wonderful Cathedral views and within a few minutes walk of the city centre.**

### **Description**

Simply stunning Grade II listed town house over three floors with wonderful Cathedral views and within a few minutes walk of the city centre. The property has been beautifully maintained and decorated and comes with a number of character and interesting features such as fireplaces, high ceilings, cornicing and hard flooring. Gas central heating has been installed and a further benefit is a parking space to the rear. It is rare that such a beautiful house comes to the market and we recommend an internal viewing to fully appreciate. Vacant possession offered.

### **Entrance Hall**

Wooden front door.

### **Dining Room**

Wood effect flooring, cast iron fireplace with wooden surround, ceiling rose and cornicing.

### **Inner Hallway**

Stairs to first floor.

### **Living Room**

Herringbone parquet flooring, fireplace with inset electric stove and ornamental wooden surround on a slate hearth, double and single doors to sunroom.

### **Sun Room**

Double doors to garaden.

### **Kitchen/Breakfast Room**

Vaulted ceiling with exposed timbers, extensive range of wooden and granite work surfaces with cupboards and drawers below, wall mounted cupboards, inset butlers sink with mixer tap over, space for range cooker (the Everhot is available by separate negotiation), dishwasher.

### **Utility**

Space and plumbing for washing machine and tumble drier.

### **Rear Lobby**

Door to garden.

### **Ground Floor Shower Room**

Low level wc, wash hand basin and shower cubicle.

### **First floor landing**

Stairs to second floor, vaulted with skylight.

### **Bedroom One**

#### **En-suite Washroom**

Wet/shower area, low level wc and hand basin on wooden stand, herringbone parquet floor.

#### **Bedroom Two**

Slate fireplace with ornamental surround.

#### **Shower Room**

Shower cubicle, wc and hand basin, part tiled walls.

#### **Second floor landing**

Vaulted ceiling with skylight.

### **Bedroom Three**

### **Bedroom Four**

### **Bathroom**

Period suite of freestanding roll top bath, shower cubicle, wc and hand basin in vanity unit. Part tiled walls, tiled floor.

### **Outside**

The rear garden is designed for easy maintenance and is laid to chippings with flower bed and trees. Walled to sides with access gate leading to the PARKING SPACE.

### **Services**

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

### **Outgoings**

The Council Tax Band is E and the payment for the year 2024/2025 payable to Wiltshire Council is £3087.26

### **Directions**

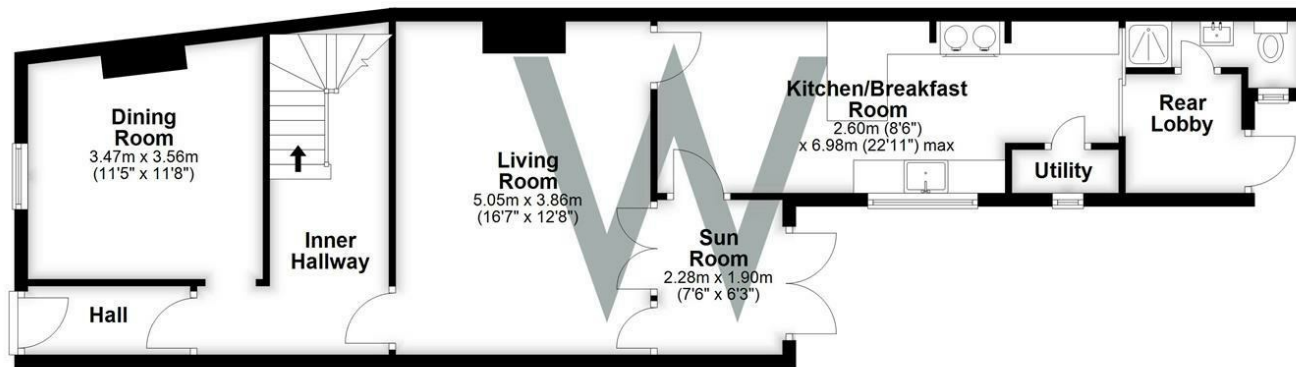
From our offices in Castle Street proceed south and bear left into Blue Boar Row, then right into Brown Street. Proceed through the traffic lights and bear right into St Ann Street and left into Exeter Street. No. 111 will be found on the left hand side after a short distance.

### **WHAT3WORDS**

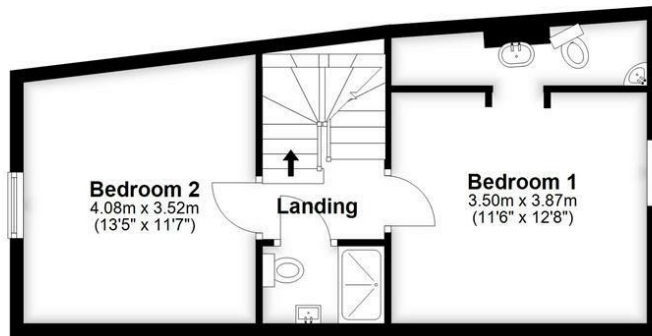
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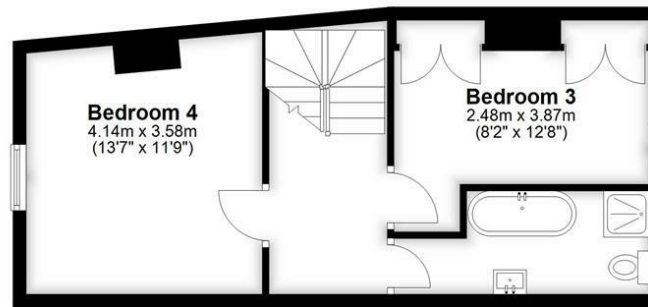
**Ground Floor**  
Approx. 74.9 sq. metres (805.7 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (424.8 sq. feet)



**Second Floor**  
Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 152.1 sq. metres (1637.2 sq. feet)

**WHITES**  
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