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WHITES

**Lyvers Barn, Livers Lane, East Grimstead, Salisbury, Wiltshire, SP5 3RX**

**£1,600 PCM**



## Accommodation Comprises:

Entrance into spacious hallway with cloakroom. Kitchen/diner with integrated fridge/freezer, dishwasher, electric hob and oven, views over the garden and countryside beyond. Step down into a large sitting room with woodburning stove and back boiler, doors onto the garden. Bedroom one, double with fitted wardrobes and en-suite shower room. Bedroom two, double with fitted wardrobes, door to garden and en-suite bathroom. Large utility room with space for a washing machine and tumble dryer, large hot water cylinder and door to the garden. Outside: attractive garden with well looked after beds, pergola and terrace to the side. Parking for 2 cars.

The property is heated via a back boiler supplied by the wood burner, electric immersion heater plus solar, the water is provided via borehole. The property is situated within the landlord's grounds and would suit someone rurally minded, the landlord will also maintain the gardens.

### 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.

## Key Points -

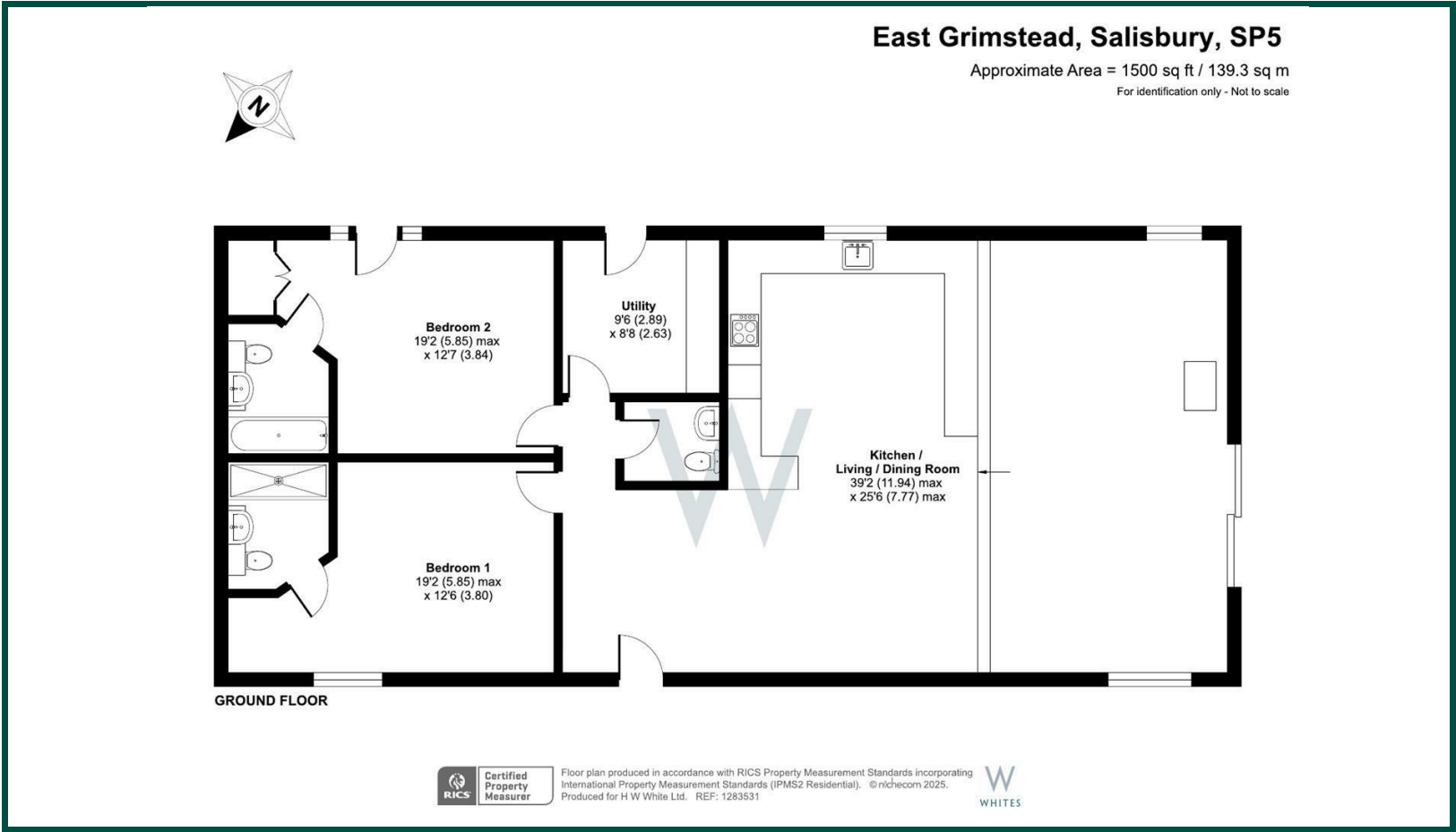
- Barn conversation
- Situated in a rural location
- Solid wooden floors
- Two double bedrooms both with en-suite
- Open plan kitchen/dining/living space
- Wood burner with back boiler
- Pretty cottage garden with terrace
- Parking for 2 cars
- Solar hot water
- EPC band D

## Location -

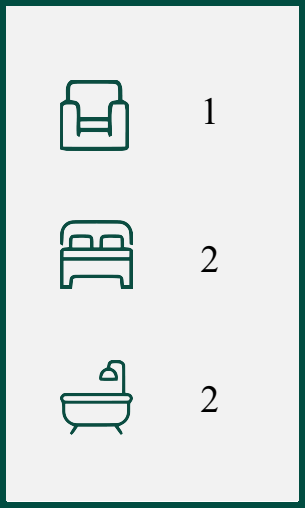
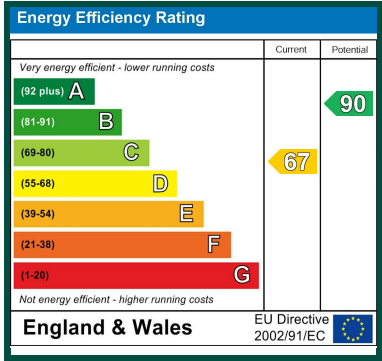




Floor Plan -



EPC -



Whites Estate Agents

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