



20 Ladysmith
£1,375 PCM



20 Ladysmith, Gomeldon, Salisbury, Wiltshire, SP4 6LE

*** PROPERTY LET BEFORE GOING TO MARKET***

A three bed bungalow in the village of Gomeldon, a short drive from Salisbury. Gas central heating, double glazing, parking for two cars. UNFURNISHED.

Description

A very nicely presented, three bedroom, detached bungalow on a sunny plot with a nice sized garden, available unfurnished on a long-term basis. The accommodation comprises porch door leading through to side door into the kitchen which has a fitted double electric oven and ceramic electric hob, spaces for a washing machine, dishwasher, under-counter fridge and under-counter freezer. L-shaped sitting/living room with a feature fireplace containing electric woodburner (chimney not in commission). Front hall, off which there are three double bedrooms and a family bathroom with a thermostatic shower over the bath. The main bedroom has sliding doors into a rear conservatory with wooden floor and door to garden, etc. The property has a relatively new, gas-fired boiler for central heating and hot water, double glazed windows, cavity wall and roof insulation. Outside there is an enclosed front, mainly lawned, garden with a driveway for 2/3 cars, leading up to a single garage which has been partitioned for storage at the front with a utility area at the rear (power but no water). The side door of the garage is opposite the kitchen door connected by a perspex roof which provides a useful covered porch area with door to driveway but not designed as being a room or fully waterproof. To the rear there is an enclosed garden with terrace, large lawn area, flowerbeds, tin shed and path around the side to a front gate. The

property is in good decorative order, mostly re-carpeted and is offered unfurnished.

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.





Ground Floor
Approx. 87.8 sq. metres (945.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

By confirmed appointment only with the vendor's agent. Telephone 01722 336422.

Agent's note

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances.

REF: 18748540



01722 336422

47 Castle Street, Salisbury SP1 3SP 01722 320600 FAX
residential-sales@hwwhite.co.uk E-MAIL www.hwwhite.co.uk WEB



