



Cuckoo Cottage, Lodge Farm The Green, West Tytherley, Salisbury, Wiltshire, SP5 1LA

£1,100 PCM

General Description

A semi-detached two-bedroom barn conversion located on the grounds of Lodge Farm, offering stunning country views at the rear. The property features a large enclosed garden and is well-appointed throughout, available unfurnished.

The accommodation includes an entrance hall, a sitting room with French doors leading to a patio and the garden, and a well-equipped kitchen that comes with a cooker, washing machine, and fridge. There is a large double bedroom situated on the ground floor, along with an additional double bedroom on the first floor that includes eaves storage. A modern shower room completes the interior.

The property is situated on the back corner of the landlord's and owner's farm yard (to the side and rear of their own property) all accessed via an electrically controlled gate.

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

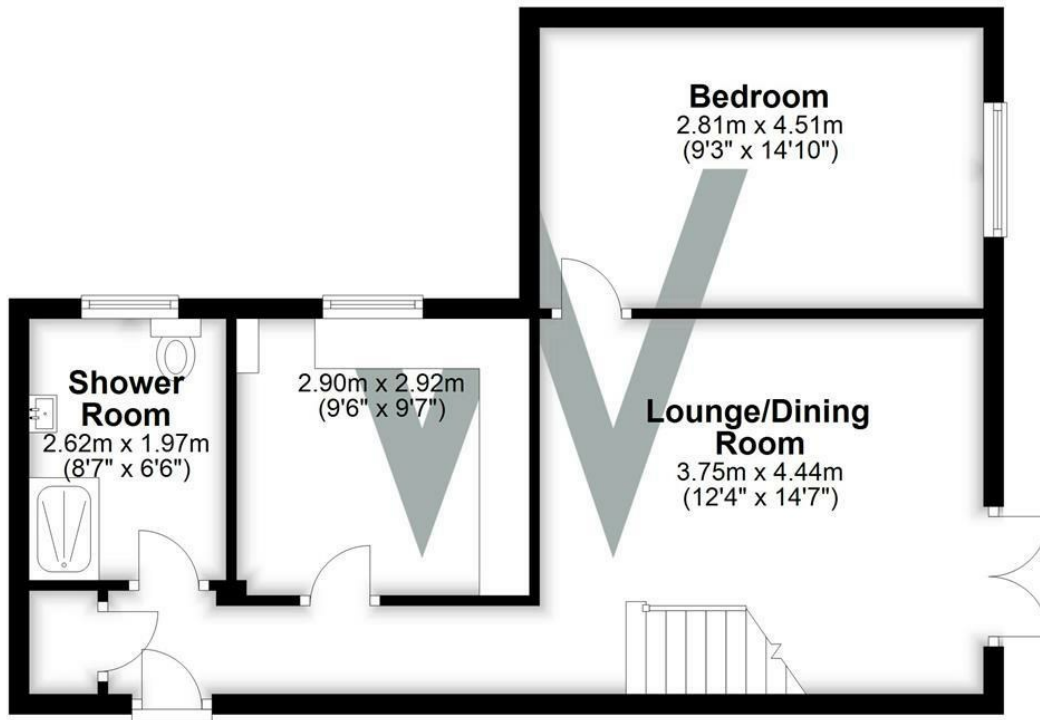
property listing accordingly.

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.

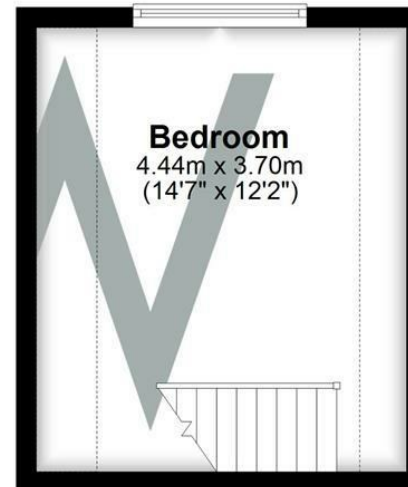
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

Approx. 16.4 sq. metres (176.9 sq. feet)



Total area: approx. 65.7 sq. metres (707.4 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WHITES

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