



1 West Woodyates West Woodyates, Salisbury, SP5 5QS

£1,350 PCM

Description

This delightful three-bedroom semi-detached house is situated in a private estate. The property has recently been modernized, featuring an updated kitchen and bathroom.

The layout includes a large entrance that leads directly to the lounge/dining room, which boasts a working open fireplace at the center and large windows overlooking both the front and rear gardens. Adjacent to this room is a modern kitchen equipped with a large electric oven and hob, wood-effect countertops, and space for a dishwasher and fridge/freezer. Off the kitchen, there is a good-sized larder, a second WC, and a well-proportioned utility room with space for a washing machine and dryer. Additionally, there is a spacious bathroom located downstairs, which features a thermostatic shower over the bath.

Upstairs, there are two large double bedrooms; the master bedroom enjoys large windows with views overlooking both aspects of the garden. There is also a third single bedroom, perfect for use as a home office.

Outside, the property boasts a generous garden in both the front and rear, with views over the estate's agricultural land. To the side of the property, there is a raised decking area, and at the front, there is a good-sized private gravel parking area with space for 2-3 cars.

The house is heated by oil-fired central heating and benefits from fast internet provided by Wessex Internet. It is offered unfurnished on a 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.

Key Points -

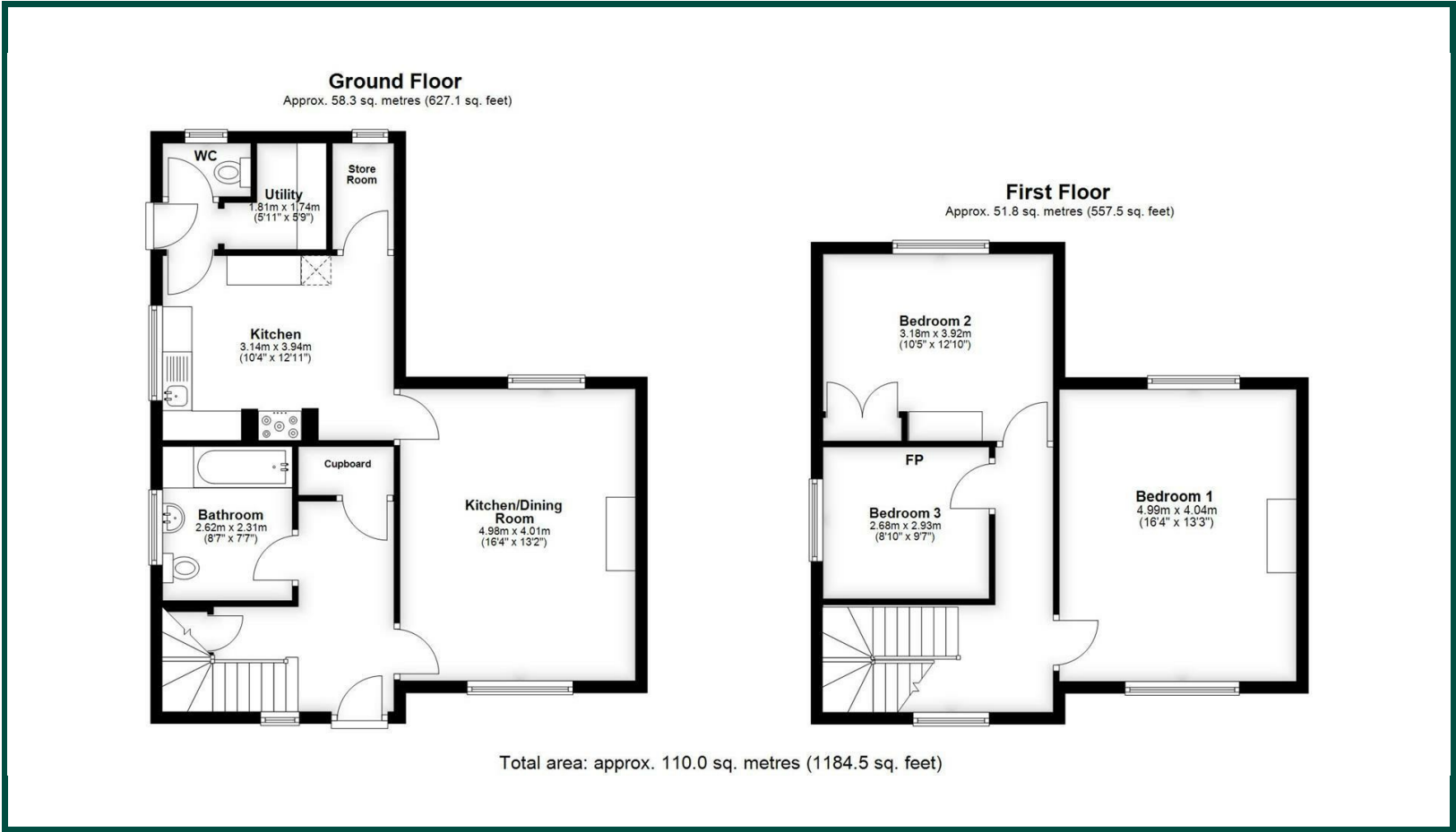
- Three Bedrooms
- Large Lounge/Dinning Room
- Working Fireplace
- Rural Location
- Parking For 2/3 Cars
- Oil Central Heating
- Modern Kitchen
- Large Garden

Location -



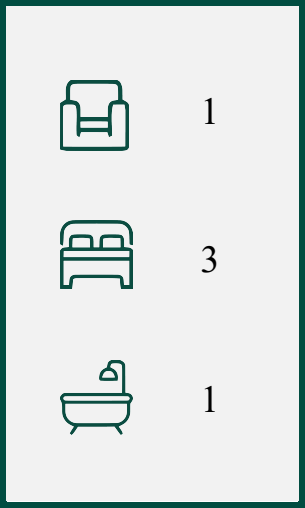


Floor Plan -



EPC -

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



Whites Estate Agents

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