



Cobweb Cottage, Netton, Salisbury, Wiltshire, SP4 6AW

£1,700 PCM

About The Property

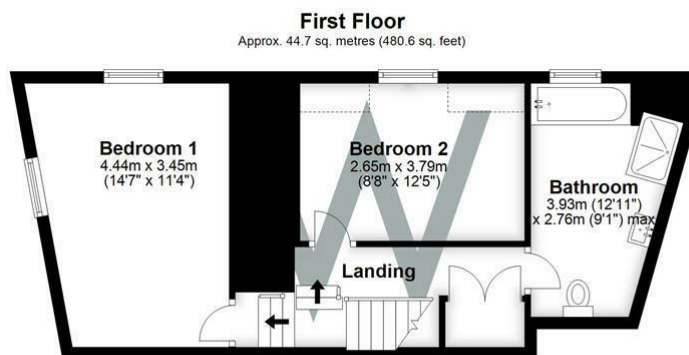
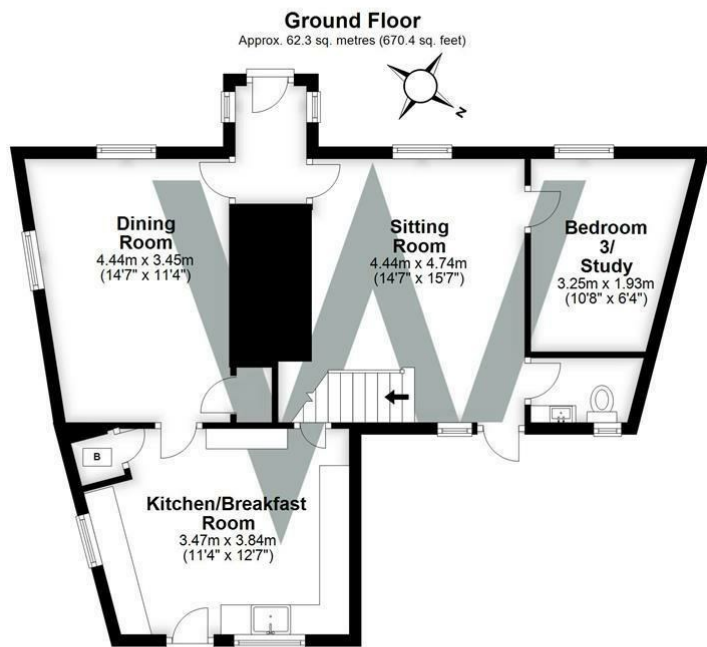
A charming two/three bed detached cottage in sought-after village within the Woodford Valley. The cottage has been fully renovated from top to bottom to a high standard, with accommodation comprising: Entrance porch, dining room with understairs cupboard through to re-fitted, bespoke kitchen. The kitchen comprises an excellent range of units with natural wood worktop, electric hob, single electric oven, integral washing machine and integral under-counter fridge, under-counter freezer and breakfast bar. Larder cupboard, boiler cupboard and door to garden. Beamed sitting room with a superb, working inglenook fireplace and door to garden. Study/bedroom 3. Cloakroom. Stairs from sitting room up to the first floor with double aspect master bedroom, good-sized second bedroom and a superb, spacious bathroom with separate walk-in cubicle with twin showerheads. Oil fired central heating via new Grant combination boiler. Real oak flooring throughout the ground floor and new beige carpets on the stairs and first floor. New double glazed windows throughout. The cottage has a wealth of charming character throughout including beamed ceilings, is part-thatched and part-tiled and there is also a useful, dry cellar accessed from a hatch in the front garden. There is a small front garden with perimeter dwarf wall and a mainly enclosed rear garden comprising lawn, paved sitting area and new garden shed. Gated side access and parking for two cars. Unfurnished with carpets and curtain poles/blinds



- Detached thatched cottage
- Sought after village in the Woodford Valley
- Cosy sitting room with open fireplace
- Two double bedrooms
- Fitted kitchen
- Wine cellar
- 2 off road parking spaces
- Dining room
- Oak flooring and beamed ceilings
- Private garden with shed







Total area: approx. 106.9 sq. metres (1151.1 sq. feet)

Further Information

Let available date: NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: Cottage

Furnish type: Not specified

Deposit: £1,960

Local authority: Wiltshire County Council

Council Tax: Band E

EPC: D(59)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 