





Old School Annexe, Tidworth Road, Boscombe Salisbury, Wiltshire, SP4 0AB

- First Floor Maisonette
- Fully Furnished
- Parking for one vehicle
- Spacious accommodation
- Comfortably furnished
- Oil central heating
- Independent utilities & council tax

The Property

A self-contained first floor maisonette above the garage of the Old School House, set in the centre of this popular Bourne Valley village.

With its own front door, and independent utility supplies and council tax, the property enjoys a good level of privacy and independence from the main house. The accommodation is light, spacious, comfortably furnished and well equipped. Parking for one vehicle within the main driveway.

N.B. there is no private external space allocated to the annexe.

Location

The Old School is set in the heart of Boscombe, a pretty villiage surrounded by open countryside, with the River Bourne running through it. There is a public house and church in the village. The neighbouring village of Porton has a takeaway and a general store/post office. Nearby Newton Toney also offers an award winning pub, The Malet Arms. The A303 is easily accessible, allowing easy access to Andover, Basingstoke, London and the West Country. There are main line railway stations in the nearby village of Grateley (10 minute drive) and Salisbury (8 miles away) both providing regular services to London Waterloo and the West Country.

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

A furnished one bedroom annexe with good sized accommodation and parking.

Size: 580 sq ft

Council Tax: Wiltshire £1,683.96
(2024/25), Band A



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water and telephone.
Oil central heating.

Other Fees: See Website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

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First Floor

Ground Floor Entrance

Total area: approx. 53.9 sq. metres (580.5 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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