

# Myddelton & Major



81 Exeter Street

SALISBURY





## 81 Exeter Street, Salisbury, Wiltshire, SP1 2SE

- Period Townhouse
- Three Bedrooms
- Grade II Listed
- City Centre Location
- Cathedral Views
- 2 Bathrooms
- Kitchen/Dining Room
- Sitting Room; Snug
- Rear Garden
- Consent For Kitchen Extension

### The Property

81 Exeter Street is a townhouse built of red brick elevations beneath a tiled roof that has been stylishly decorated, providing well presented and proportioned accommodation over three storeys, with the ability to live on just two storeys, if required. Listed Building Consent has been granted under reference PL/2023/04305 to convert the current kitchen into a dining room and extend and convert the utility room into an open plan kitchen with bi-fold doors to the garden. Details available in the office upon request.

The front door opens into a welcoming entrance hall, which gives access to the ground floor accommodation. At the front of the property is a cosy sitting room, at the rear is a kitchen/dining room with well fitted shaker style units. A door from the kitchen/dining room opens into the utility room (which gives access to the rear garden), and on to the well designed and stylish ground floor shower room, and a centrally located staircase gives access to the upper floors.

On the first floor is an attractive sitting room at the front with direct Cathedral views, it is felt that this could easily be converted into a fourth double bedroom, if required. On the rear of the property is the main bedroom, which is a good sized double room with an en suite lavatory and some built in storage.

On the second floor are a further two bedrooms (one double with lovely Cathedral views and a large single) and a family bathroom, which again been well designed and fitted.

A very attractive period townhouse, with Cathedral views, set within an easy, level walk of the city centre.

Tenure: Freehold    Size: 1,517 ft<sup>2</sup>    EPC Rating: Exempt (Grade II Listed)    Council Tax Band: E



3



2



2



2 Permit

Services - All mains services are available. Ofcom suggests broadband speeds of up to 1000mbps are available.

Train Station 0.8 Miles    •    Hospital 1.3 Miles    •    Market Square 0.4 Miles    •    Cathedral 0.1 Miles

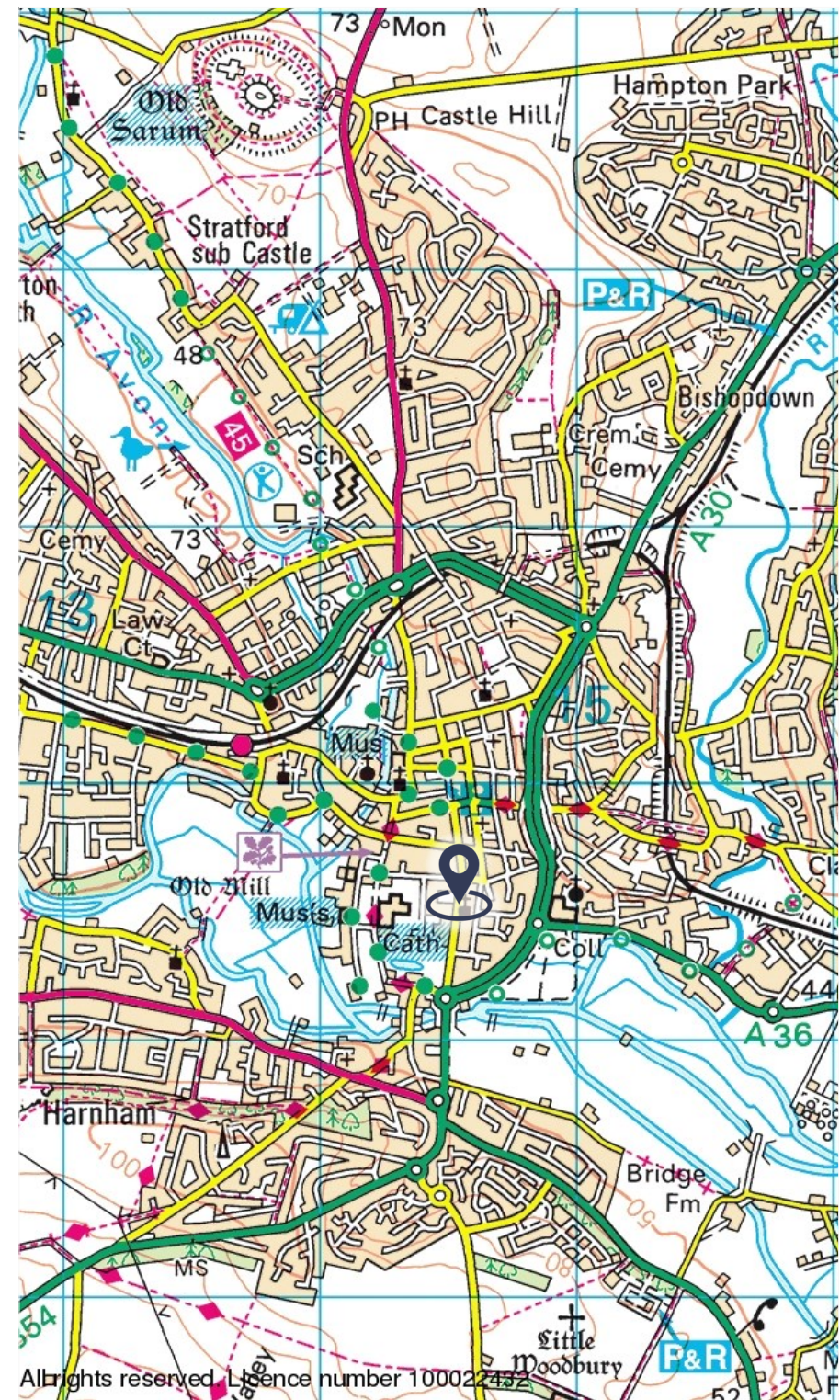


## Outside

Immediately to the rear of the property is a glass roofed terrace providing external sitting and dining options in all weathers. Beyond the rear garden has been mainly laid to lawn with deep borders that have been well deigned and planted with a good mixture of flowering plants, mature shrubs and trees. At the end of the garden is a large summer house which runs the full width of the garden, it is felt that this could have a multitude of uses for an incoming purchaser, from being utilised as a studio or music room, to being a large home office. The rear garden is surprisingly tranquil and private for being in such a central position.

## Location

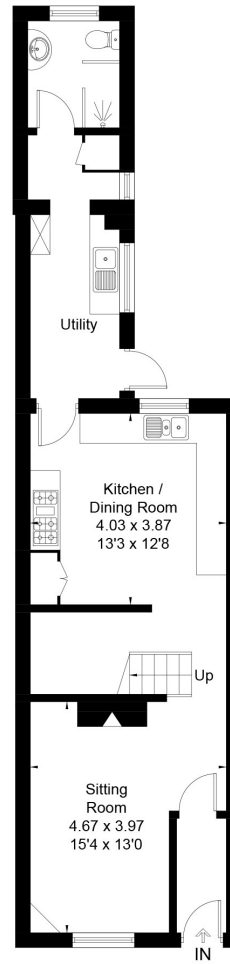
Exeter Street runs alongside the Cathedral Close and from the house it is a level walk to the centre of the city where there is an excellent range of shopping, educational, leisure and cultural facilities. Salisbury also boasts a well-thought of Playhouse and twice-weekly charter market and there are a number of primary and secondary schools, both private and state, including boys and girls grammar schools within an easy walking distance. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station. We understand that the property has the benefit of two residents parking permits on Exeter Street and the surrounding roads, as well as temporary visitors parking permits.



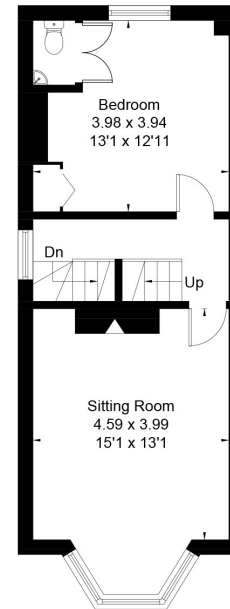




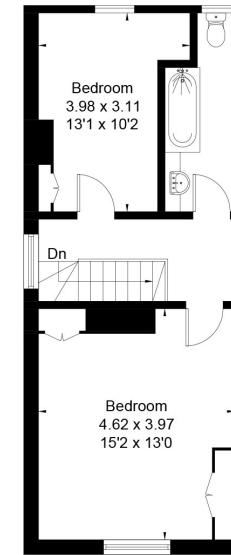
Approximate Floor Area = 140.9 sq m / 1517 sq ft  
 Summer House = 12.3 sq m / 132 sq ft  
 Total = 153.2 sq m / 1649 sq ft



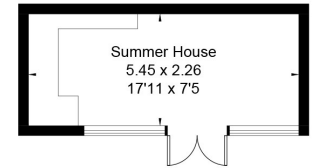
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70467

**Disclaimer Notice**

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