





The Rectory 5 The Copse, Alderbury Salisbury, Wiltshire, SP5 3BL

- Detached modern house
- In a quiet cul-de-sac
- In the centre of the village
- Spacious accommodation
- Driveway parking
- Double garage
- Private garden
- Available for 6 months only

The Property

The property is the The Rectory for Alderbury's parish church, and is very spacious with flexible and well-presented accommodation, including a large sitting room, dining room, a large office, and a kitchen/breakfast room. On the first floor are 4 good-sized bedrooms a bathroom and en suite shower room.

There is a large double garage with spacious driveway in front, and a pretty, well-stocked garden to the rear.

Location

The Copse is a quiet cul-de-sac in the heart of Alderbury, an active and popular village, c. 3 miles from the city of Salisbury with a regular bus service between the two. In the village itself are two village shops, a church, primary school, two public houses, recreation ground and a garage. Alderbury is very well situated for access to Southampton, the M27 and beyond.

Salisbury boasts a wide range of cultural, retail and leisure amenities including a well-thought of Playhouse and twice-weekly charter market., several primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo from Salisbury mainline railway station (journey time approximately 90 minutes).

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 6 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £2,000 PCM

A modern detached house with spacious accommodation, garden and garage, set in a quiet cul-de-sac in the heart of the village.

Size: 2,188 sq ft

Council Tax: Wiltshire, Band F



4



3



2



4

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 gas, electricity, water and telephone.

Other Fees: See Website.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 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			
EU Directive 2002/91/EC		67	79
England & Wales			



Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 579 lettings@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major