



20 Wyndham Terrace, Salisbury

Myddelton & Major



Rent: £1,750 PCM

An attractive three storey period terraced house in a quiet lane alongside Wyndham Park, with private parking, garden and lovely views.

Size: 1,193 sq ft

Council Tax: Wiltshire £2525.94 (2024/25), Band D



4



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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 internet.

Other Fees: See Website.

20 Wyndham Terrace, Salisbury, Wiltshire, SP1

- Period town house
- Four Bedrooms
- Modern bathroom & en suite shower room
- Available End August
- Parking space
- Front garden & rear courtyard garden

The Property

To the front of 20 Wyndham Terrace is a beautifully planted small cottage garden with a path leading from the driveway to the front door. Off the entrance hallway is a sitting room with wood burner and bay window. In the heart of the property is a dining room opening into the kitchen with a good range of floor and wall mounted units, sink, oven, hob, extractor and integrated dishwasher. A rear door leads to a pretty courtyard garden with gate to rear passage.

To the first floor is a spacious recently refurbished bathroom, single bedroom with carpet, and to the front of the property is a large double bedroom with built in wardrobes and an en suite shower room, also recently refurbished. To the second floor there is a spacious double bedroom to the front of the property and another smaller double bedroom/home office to the rear, both within the eaves so with some restricted head room.

The house is stylishly decorated with heritage colours and with a great mix of original features and modern facilities, creating a lovely home in a great location.

Please Note: Under the Estate Agency Act 1979, we hereby declare that the Landlord is a member of the firm.

Location

The house is located within a popular residential part of Salisbury which is a level walk from the city's excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes).

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(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	

Ground Floor

- Kitchen** 3.40m x 2.41m (11'2" x 7'11")
- Dining Room** 3.80m x 4.15m (12'6" x 13'7")
- Sitting Room** 3.50m x 3.14m (11'6" x 10'4")

First Floor

- Bedroom** 2.45m x 2.45m (8' x 8')
- Bedroom** 3.50m x 3.81m (11'6" x 12'6")

Second Floor

- Bedroom Home Office** 3.81m x 2.51m (12'6" x 8'3")
- Bedroom** 3.58m x 4.21m (11'9" x 13'10")

Total area: approx. 110.9 sq. metres (1193.5 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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