



32 Churchfields Road, Salisbury

Myddelton & Major



Rent: £1,100 PCM

## 32 Churchfields Road, Salisbury, Wiltshire, SP2

- Walking distance to mainline station
- Close to the City Centre
- 2 Double bedrooms
- En suite bathroom & Shower room
- Garden
- Permit parking

### The Property

A 2 bedroom house with en suite bathroom and additional shower room with Sani flow drainage maintained by the Landlord. Some lovely original features, log burner and garden close to the city centre.

### Location

Churchfields Road is a level walk from Salisbury city centre which boasts a wide range of retail, recreational and cultural amenities, including a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools.

Direct trains to London from Salisbury mainline railway station which is just a 5 minute walk away (journey time to Waterloo approximately 90 minutes).

Salisbury has excellent road links to London, Southampton and Bournemouth, 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 12 months, thereafter on a monthly basis). No smokers or sharers.

**\*VIEWINGS SUSPENDED DUE TO HIGH DEMAND – No further enquiries being taken\***

A quaint 2 bedroom property a short walk from the city of Salisbury.

**Size:** 674.8 sq ft

**Council Tax:** Wiltshire £2245.28  
(2024/25). Band C



2



1



2



Permit Parking

**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.

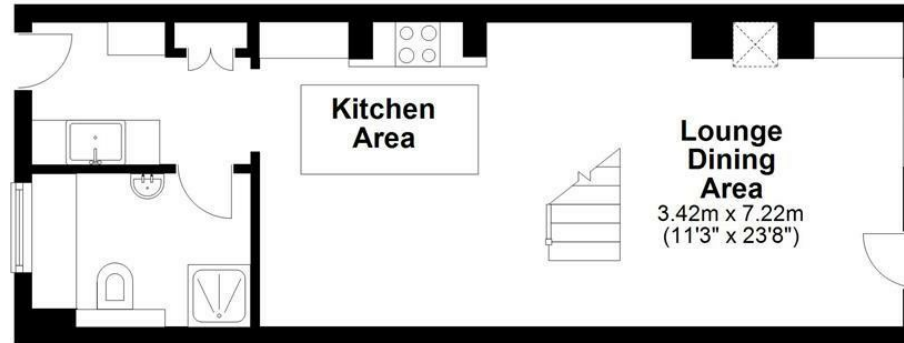
**Other Fees:** See Website.



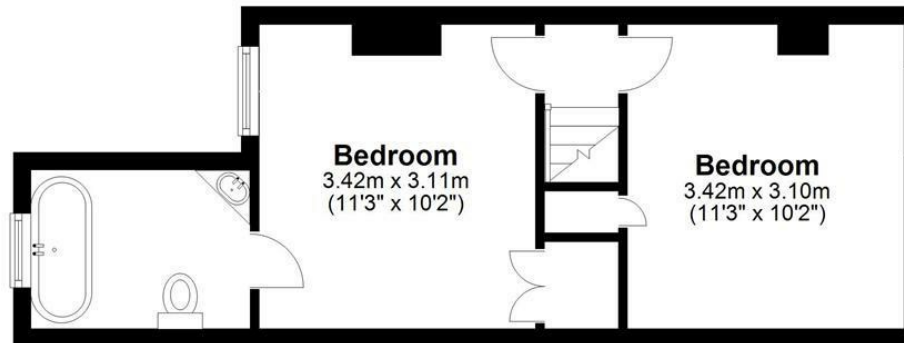


# Myddelton&Major

## Ground Floor



## First Floor



Total area: approx. 62.7 sq. metres (674.8 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>69</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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