





****Viewings suspended due to high demand****

A comfortable and well presented 2 bedroom first floor flat tucked away in Wilton providing modern accommodation.

Size: 657 sq ft

Council Tax: Wiltshire £1880.84 (2025/26), Band B



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.

29 Loder Lane, Wilton, Salisbury, Wiltshire, SP2 0FT

- First Floor Flat
- 1 Ensuite, 1 Bathroom
- Immaculately Presented
- Close to Amenities
- 2 Double Bedrooms
- Popular Location
- 2 Parking Spaces

The Property

29 Loder Lane is an immaculately presented first floor flat in a modern development, found at the end of the lane surrounded by green views. The two bedrooms are comfortably sized and equipped with built in wardrobes, with the main bedroom benefitting from a contemporary ensuite shower room. A well appointed family bathroom with shower over bath is accessed off the hallway alongside two full cupboards providing ample storage, before leading into the light and spacious kitchen/living room. The kitchen has been recently refurbished with gas hob, integrated electric oven and fridge freezer, and hidden washer/drier, while leaving ample space for dining and seating areas.

The development includes well maintained communal grounds with private courtyard and bike store, while this flat further benefits from two allocated parking spaces at the front of the property.

Location

Loder Lane is located on the ever popular Wilton Hill, situated on the northern edge of the bustling market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury. Wilton itself has good day to day amenities including a bakery, two convenience stores, a doctors, hardware store, post office, library, cafes, pubs and restaurants as well as the weekly market held in The Square. There is a regular bus service running to Salisbury, providing easy access to its excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with direct trains to London Waterloo (journey time approximately 90 minutes).

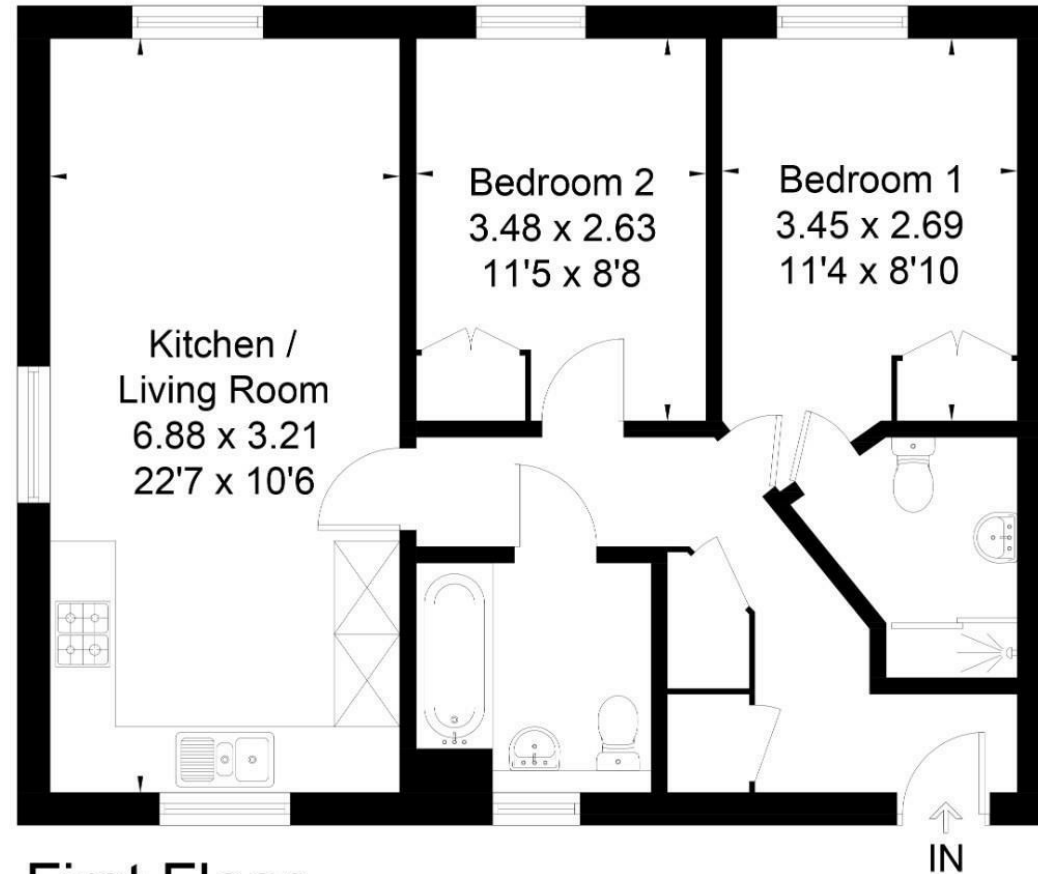
Tenancy & Restrictions

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





Approximate Floor Area = 61.0 sq m / 657 sq ft



First Floor

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



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 #73591

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, photographs 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.



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