







## 10 St. Ediths Close, Wilton, , SP2 0LU

- Spacious Plot
- 2 Reception Rooms
- Level Plot Garden
- Requiring Modernisation
- Gas Fired Central Heating
- 3 Bedrooms
- Low maintenance Front Garden
- Private Location
- Driveway Parking and Garage
- Double Glazing

### The Property

An open-style entrance porch leads into the central entrance hall, which provides access to all primary reception rooms and bedrooms. To the right, you'll find the extended kitchen, a double-aspect room offering plenty of natural light. The kitchen is fitted with a range of wall and base units and ample work surfaces, with plenty of built-in storage, including a cupboard housing a modern Worcester boiler. A door to the driveway and passage way to the rear garden.

The living room—a generously sized, rectangular double-aspect space that enjoys plenty of natural light. Sliding patio doors open onto a large patio area and the private rear garden, creating an excellent indoor-outdoor connection. From the lounge, a second set of sliding doors leads into a rear extension, which is single-skin and double-aspect, currently used as a dining area. The main bedroom is a spacious double with built-in wardrobes and a window overlooking the rear garden. The second bedroom is also a generous double, featuring built-in wardrobes. The third bedroom is a single room with built in cupboard, ideal as a guest room or office. The accommodation is completed by a shower room, fitted with a large double shower cubicle, wash hand basin set into a worktop with storage beneath, a WC, and a floor-to-ceiling built-in cupboard.

A detached, extended bungalow situated on a generous, level plot in a private location. The property requires modernisation throughout but does benefit from new UPVC double glazing and gas-fired central heating via a modern Worcester combi boiler.

**Size:** X,XXX sq ft

**Council Tax:** Wiltshire, Band D



3



2



1



XX

**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.

### Location

#### Outside

The front garden is low-maintenance, primarily laid to gravel and paving, with mature shrubs and small trees providing greenery and interest. A pathway and driveway run alongside the property, leading to a detached single garage of good size. There is side access between the house and the garage, leading to the rear garden. The rear garden is a real highlight, featuring a large level patio area—ideal for entertaining or outdoor dining—which leads up to a slightly elevated, predominantly lawned garden. The space is well-maintained, with established flower and shrub borders providing privacy and seasonal colour. Two wooden storage sheds offer additional practical storage solutions.

#### Location

St Ediths Close is situated in a quiet cul-de-sac close to the centre of the bustling historic market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury. There is a regular bus service between the two, with the nearest stop just a few steps away in Chantry Road. Wilton itself has good day to day amenities including a bakery, two convenience stores, a doctors, hardware store, post office,

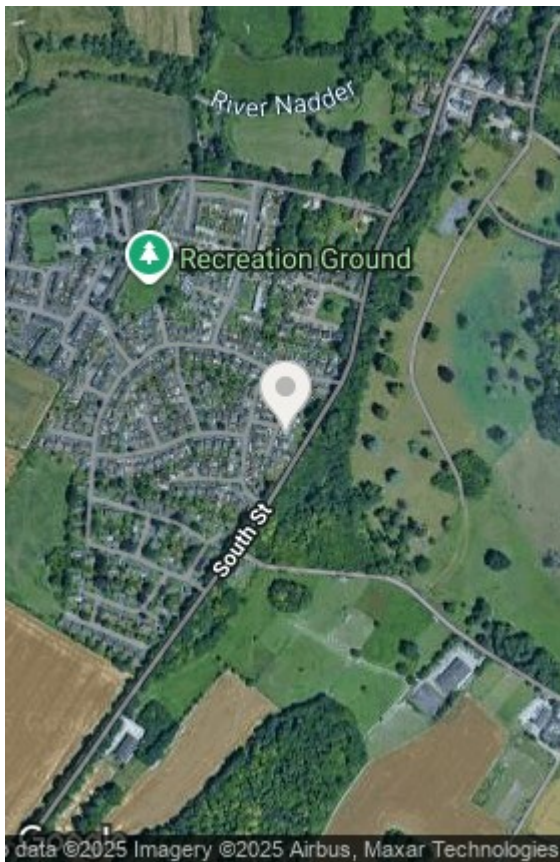
### Tenancy & Restrictions

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

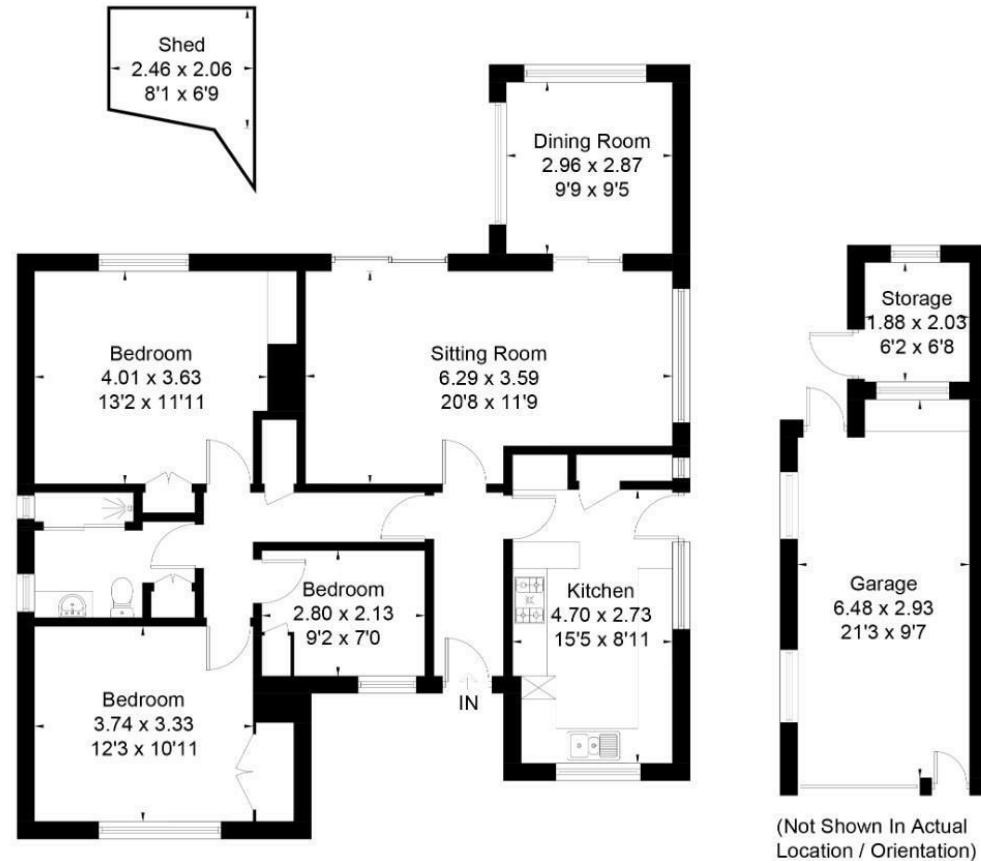




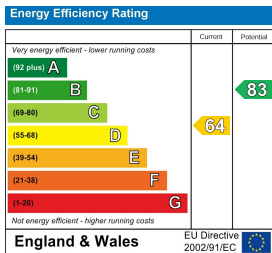




Approximate Floor Area = 100.4 sq m / 1081 sq ft  
 Garage = 22.6 sq m / 243 sq ft  
 Total = 123.0 sq m / 1324 sq ft  
 (Excluding Shed)



Ground Floor



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 #89944

### Disclaimer Notice:

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