





30 Jay Rise, Salisbury, Wiltshire, SP2 7FL

- 3 BEDROOMS (1 EN-SUITE)
- GAS CENTRAL HEATING
- PRIVATE GARDEN
- PRIVATE PARKING FOR 3 CARS
- KITCHEN APPLIANCES INCLUDED
- WALKING DISTANCE TO CITY CENTRE

The Property

30 Jay Rise is a modern, end-of-terrace home offering well-appointed accommodation across two spacious floors. The property comprises three bedrooms and features a thoughtfully designed layout. Upon entering, you are welcomed by a hallway that leads into a fully fitted kitchen equipped with integrated appliances, including a dishwasher, washing machine, fridge freezer, and a gas cooker with a double electric oven below.

At the rear of the property, the living room provides a bright and comfortable space, with French doors opening onto an attractive garden, partly laid to patio—ideal for outdoor dining and entertaining. The ground floor also benefits from a convenient WC and a generously sized storage cupboard.

Upstairs, the principal bedroom is a large double with built-in double wardrobes and an en-suite shower room. There is a second good-sized double bedroom, a single bedroom, and a modern family bathroom with an over-bath shower.

Additional features include an allocated parking space and a car port, adding to the property's practicality and appeal.

Location

Jay Rise is situated in an attractive and sought-after residential area close to the heart of Salisbury. The location offers convenient access to the city's excellent array of amenities, including a wide selection of shops, leisure facilities, and cultural attractions. Notable highlights include the renowned Salisbury Playhouse, the Arts Centre, and the historic Market Square, which hosts a vibrant twice-weekly charter market. For commuters, Salisbury's mainline railway station is easily accessible, offering direct services to London Waterloo with a journey time of approximately 90 minutes. The property is also ideally located within walking distance of several well-regarded primary and secondary schools, in both the state and independent sectors. These include the highly respected boys' and girls' grammar schools, making it a particularly appealing choice for families.

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.

A stylish and well-presented three-bedroom end-of-terrace home, featuring off-road parking and conveniently located within walking distance of the city centre

Size: 934 sq ft

Council Tax: Wiltshire £2,644.36
(2024/25), Band D



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.

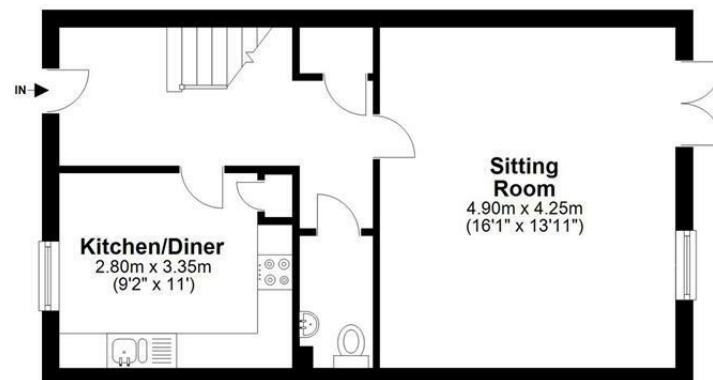




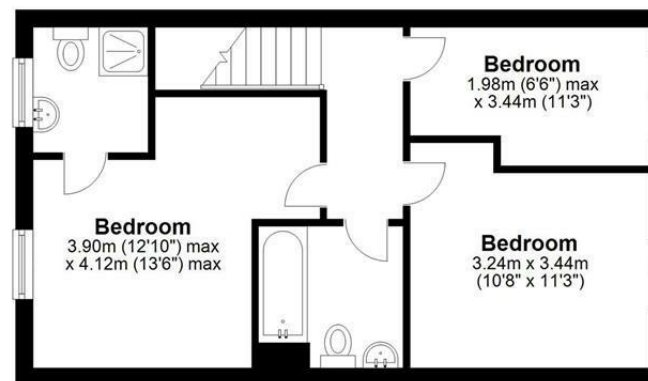
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor



First Floor



Total area: approx. 86.8 sq. metres (934.6 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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