







A modern detached house with spacious accommodation, garden and garage, set in a quiet cul-de-sac in the heart of the village.

**Size:** 2,188 sq ft

**Council Tax:** Wiltshire £3363.54 (20256/26), Band F



**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.

## The Rectory 5 The Copse, Alderbury Salisbury, Wiltshire, SP5 3BL

- Detached modern house
- In the centre of the village
- Driveway parking
- Private garden
- In a quiet cul-de-sac
- Spacious accommodation
- Double garage
- Available for 6 months only

### The Property

The property is the The Rectory for Alderbury's parish church, and is very spacious with flexible and well-presented accommodation, including a large sitting room, dining room, a large office, and a kitchen/breakfast room. On the first floor are 4 good-sized bedrooms a bathroom and en suite shower room.

There is a large double garage with spacious driveway in front, and a pretty, well-stocked garden to the rear.

### Location

The Copse is a quiet cul-de-sac in the heart of Alderbury, an active and popular village, c. 3 miles from the city of Salisbury with a regular bus service between the two. In the village itself are two village shops, a church, primary school, two public houses, recreation ground and a garage. Alderbury is very well situated for access to Southampton, the M27 and beyond.

Salisbury boasts a wide range of cultural, retail and leisure amenities including a well-thought of Playhouse and twice-weekly charter market., several primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London (A303), Southampton (A36) and Bournemouth (A338), 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 6 months, thereafter on a monthly basis). No smokers or sharers.









Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(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		



### Disclaimer Notice:

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