



Mill Race Close, Mill Road, Salisbury



A characterful 2 bedroom cottage in a fantastic central location close to the train station and city centre, with allocated off road parking.

4 Mill Race Close, Mill Road, Salisbury, SP2 7RX

PCM
£1,325 PCM



4 Mill Race Close is a pretty Grade II listed cottage in a cluster of attractive period houses, with recently refurbished and well presented accommodation throughout. The property benefits from two off road parking spaces and an attractive courtyard garden.

Features

- Two bedrooms
- Convenient for train station and city centre
- Off road parking for two cars
- Newly fitted kitchen
- Well presented
- Courtyard garden
- Available immediately

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.

EPC Rating

D (60)

Outgoings

Council Tax: Wiltshire £2644.36 (2025/26) Band D

Size

649.00 sq ft

The front door opens into the comfortable sitting/dining room with a feature log burner and dual aspect windows which fill the space with natural light. An archway leads to the newly-fitted kitchen with a good selection of floor and wall mounted units, benefitting from an integrated fridge and washing machine.

Upstairs hosts the family bathroom, fitted with a full white suite and bath with shower over, alongside the principal double bedroom, equipped with built in storage. The second floor has a private staircase and accommodates the second bedroom and additional eaves storage - please note this room has restricted head height.

Outside, the property has a charming courtyard with log storage to the rear, with access to the shared driveway and allocated parking for one vehicle. The property comes with an additional off-road parking space for one vehicle at the front.

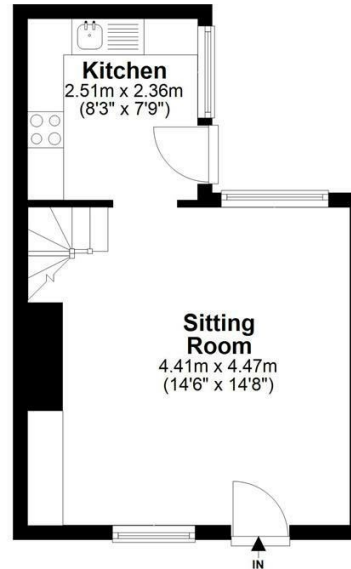
Mill Race Close is ideally positioned, being within easy walking distance of the High Street and the city's wide range of shopping and cultural amenities, as well as Salisbury's mainline station providing direct rail services to London Waterloo (approximately 90 minutes). The conveniently accessible A303 and M3 corridors place the South Coast, London, and the West Country all within practical reach. The nearby market town of Wilton offers a further variety of amenities, while the broader centres of Winchester, Andover and Southampton are all readily accessible by road or rail.





Ground Floor

Approx. 25.9 sq. metres (278.5 sq. feet)



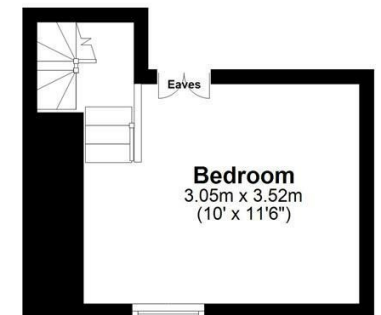
First Floor

Approx. 19.7 sq. metres (212.2 sq. feet)



Second Floor

Approx. 14.8 sq. metres (159.1 sq. feet)



Total area: approx. 60.4 sq. metres (649.7 sq. feet)

COPYRIGHT CLEARPLANZ
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

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 representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans 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.