



St Ann Street,

Myddelton & Major



Rent: £1,350 PCM

A charming three bedroom period terraced cottage over three floors with unspoilt period features including an inglenook fireplace.

Size: 1,194 sq ft

Council Tax: Wiltshire, Band D



3



2



1



Residents permit

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.

61 St Ann Street, Salisbury, Wiltshire, SP1 2DX

- Period property
- Charming courtyard garden
- Inglenook Fireplace
- Close to city centre
- Three bedrooms
- Rear access

The Property

A charming Grade II listed three bedroom terraced cottage with well-presented and flexible accommodation over three floors and unspoilt period features including an inglenook fireplace and exposed beams, with a pretty courtyard garden in the city centre.

Accommodation includes: sitting room, kitchen, dining room, 2 double bedrooms, 1 single bedroom, bathroom, courtyard garden, on-street permit parking. Gas central heating.

To be let unfurnished. Available 16/08/2024

Location

Set in a popular residential street in the heart of Salisbury's historic city centre, just a short walk away from the Cathedral Close. The city has an excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

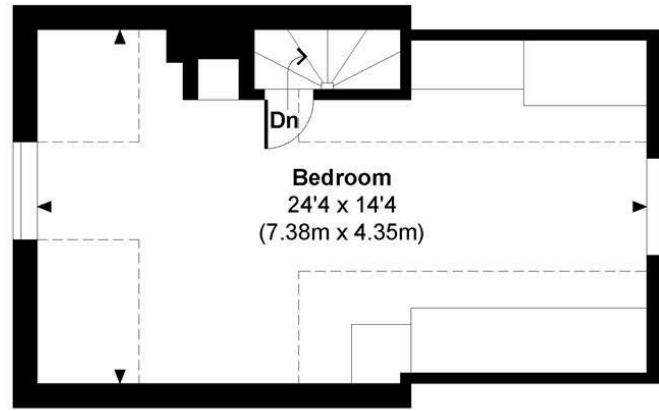
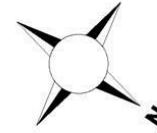
Tenancy & Restrictions

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

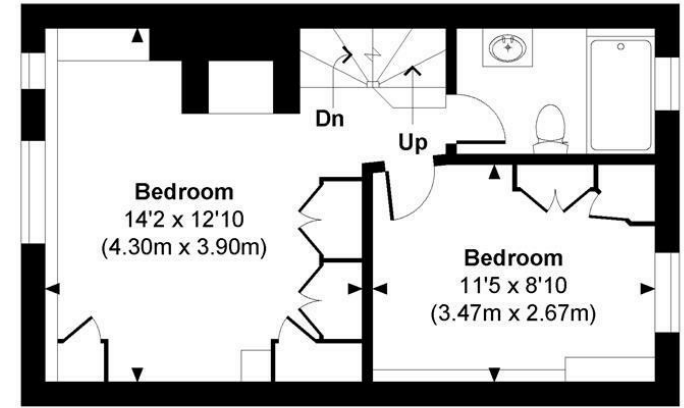




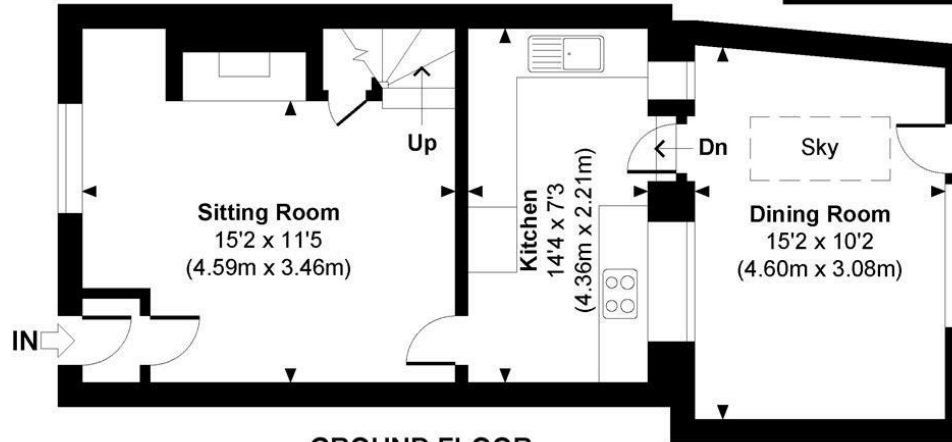
St Ann Street
 Approximate Gross Internal Area
 Total = 1194 Sq Ft / 110.89 Sq M
 Includes areas with Restricted room height.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

--- Indicates restricted room height less than 1.5m.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Disclaimer Notice:

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