



The
Coach House

Connells

The Coach House Shady Bower
Salisbury

The Coach House Shady Bower Salisbury SP1 2RJ

for sale
£240,000



Property Description

Tucked away on a private road this spectacular newly renovated two bedroom coach house offers a modern contemporary finish, an spacious open plan kitchen/living area, en-suite, garage and a unique outdoor space. Located within walking distance of Salisbury city centre and local amenities .ATTENTION INVESTORS, based on a purchase price of £250,000 and a potential rental income of £1300.00 PCM the yield generated would be 6.24%

Entrance Hall

Kitchen/Living Area

22' 4" x 15' (6.81m x 4.57m)

Kitchen Area

Comprising a range of base units with work surfaces over, single drainer sink unit with mixer taps, raised built in oven, raised built in microwave, built in and concealed washer dryer, built in and concealed fridge/freezer, a large island with units and work surface, inset hob unit, downlighter spots, dual aspect to front and side.

Living Area

Feature fireplace with tiled hearth, French doors to rear aspect with glass Juliet balcony.

Bedroom One

10' 10" x 9' 8" (3.30m x 2.95m)

Downlighter spots, rear aspect.

En-Suite

Comprising a shower cubicle with rainfall shower attachment over, pedestal wash hand basin, WC.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Rear aspect.

Bathroom

Comprising a claw foot roll top bath with mixer taps, overhead shower and glass screen, pedestal wash hand basin, WC and heated towel rail.

Outside

Garden

To the front of the property it is mostly laid to lawn with a pathway leading to the door, to the side is a fenced boundary with a low maintenance decking and gravel area ideal for Alfresco dining.

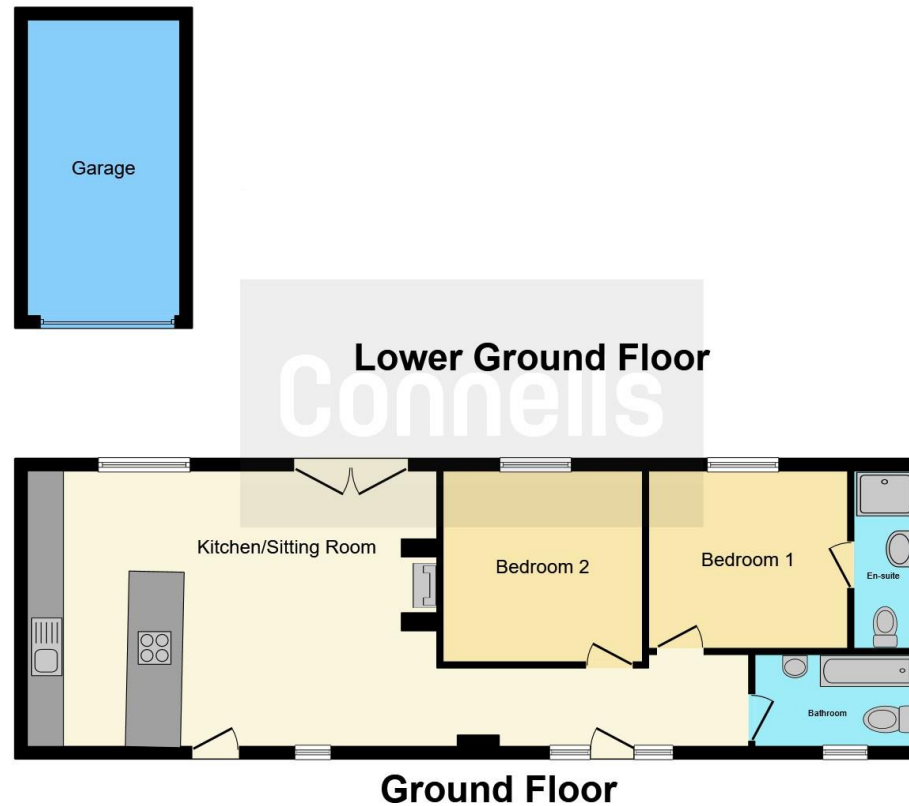
Garage

With up and over door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307699

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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