



**Connells**

Exeter Street  
Salisbury





## Property Description

Offering to the market this lovely property in Exeter Street, Salisbury. Situated within easy reach of the heart of the city, this property offers flexible accommodation over three floors. On the ground floor there is a lounge, dining room, kitchen & cloakroom. The first floor has two bedrooms and a bathroom. The third floor has a bedroom with en-suite shower room. In addition there is a private courtyard garden, a first floor roof terrace and an allocated off street parking space to the rear. The property offers a wealth of charm and characteristic features like fireplaces, Sash windows, wooden beams and being Grade 2 listed.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre, a theatre, two cinemas and copious bars and restaurants, renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

## Reception Hall

An impressive large open hallway with doors to dining room, lounge, kitchen, cloakroom and under stairs storage. Stairs to first floor.

## Lounge/Bedroom 4

16' 9" x 9' 11" ( 5.11m x 3.02m )

Versatile accommodation to be a reception room or ground floor bedroom, French doors to rear aspect, fireplace with log burner.

## Dining Room

12' 1" x 10' 6" ( 3.68m x 3.20m )

Feature fireplace, built in cupboard, Sash window to front aspect.

## Kitchen

12' 8" x 9' 2" ( 3.86m x 2.79m )

Comprising wall and base units with work surfaces above, raised and built in double oven, inset hob with extractor above, stainless steel sink drainer with mixer tap, spaces for washing machine, dishwasher and fridge/freezer. Door and window rear aspect.

## First Floor Landing

Doors to bedrooms two and three, door to bathroom, door to roof terrace Store cupboard.

## Bedroom Two

12' 4" x 12' 8" ( 3.76m x 3.86m )

Feature fireplace with electric fire, two built in cupboards, two windows front aspect.

## Bedroom Three

10' 6" x 8' 11" ( 3.20m x 2.72m )

Built in cupboard, rear aspect.

## Bathroom

Comprising a panel enclosed bath, pedestal wash hand basin, WC, heated towel rail, rear aspect.

## Second Floor

## Bedroom One

13' 8" x 10' 9" ( 4.17m x 3.28m )

Walk in wardrobe, built in cupboards, open to en-suite shower room. Two Sash window to front aspect & partial restricted head height.

## En-Suite Shower Room

Comprising a shower cubicle, wash hand basin set above a vanity unit and WC.

## Outside

## Ground Floor Patio Garden

This private courtyard garden is enclosed by brick walls and fencing with raised brick planters, mature shrubs and climbers. With gated access to rear parking.

## First Floor Roof Terrace

Accessed from first floor landing. Private space with artificial turf and wrought iron railings, overlooking courtyard garden and views beyond the City making this an ideal for relaxing.

## Parking

Allocated off street parking at the rear with gated access from the courtyard garden.



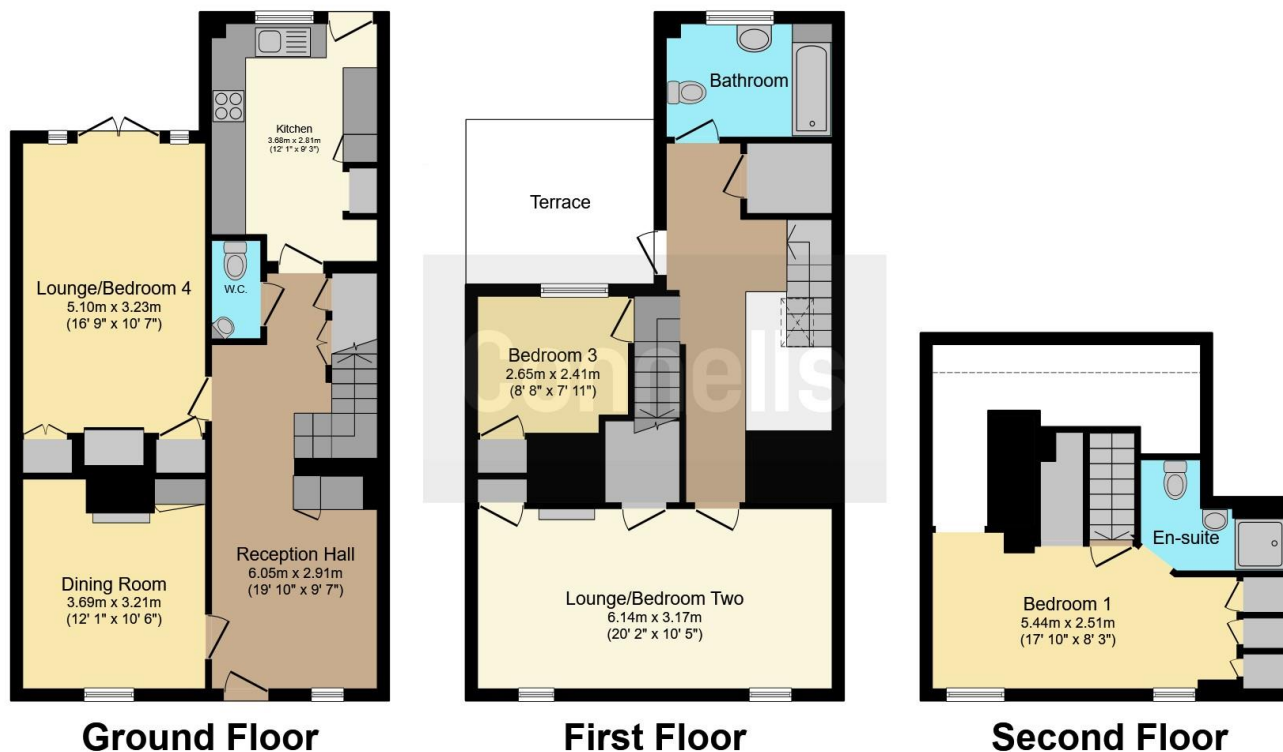












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

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