





Property Description

Offering to the market his beautifully presented traditional town house in Exeter Street, Salisbury. Set over three floors, the property offers an entrance hall, lounge, dining room, kitchen and cloakroom on the ground floor. The second floor has the master bedroom and a fabulous five piece luxury bathroom. The second floor has two further bedrooms and a cloakroom. To the rear of the property is a private courtyard garden offering a secluded space for al-fresco dining. Exeter Street is a city centre location, close to the historic Cathedral and renowned Bishop Wordsworth's Grammar School.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, two cinemas and renowned state and private schools. Leisure and recreational facilities include the very nearby 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.

Porch

Door to entrance hall

Entrance Hall

Doors to dining room and lounge. Stairs to first floor

Dining Room

12' 9" x 9' 11" (3.89m x 3.02m)

Brick fireplace, window front aspect

Lounge

9' 8" x 13' 10" (2.95m x 4.22m)

Brick fireplace with coal effect gas fire, ceiling beams. Open to kitchen

Kitchen

8' 3" x 12' 8" (2.51m x 3.86m)

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, built in and raised double oven, built in microwave oven, inset gas hob with extractor above, built in and hidden dishwasher and fridge freezer. Two sky light windows, window rear aspect, door to rear porch.

Cloakroom

Comprising wash hand basin, WC, heated towel radiator

Rear Porch

Door to cloakroom, door to courtyard, windows side and rear aspect

First Floor Landing

Doors to bedroom two and bathroom

Bedroom Two

13' 8" x 12' 8" inc wardrobes (4.17m x 3.86m inc wardrobes)

Fitted wardrobes, shuttered window front aspect

Five Piece Bathroom

Luxury bathroom comprising free standing claw foot bath with hand held shower attachment, spa shower cubicle, wall hung bidet, vanity unit with wash hand basin & storage, concealed cistern WC, fitted bathroom storage units, heated towel radiator, window rear aspect.

Second Floor Landing

Doors to bedrooms and cloakroom

Bedroom One

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

Fitted wardrobes, shuttered window with Cathedral views front aspect. Partial vaulted ceiling.

Bedroom Three

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

Window rear aspect.

Cloakroom

Comprising wash hand basin, WC, heated towel radiator.

Outside

Courtyard Garden

Private, enclosed courtyard garden with decking, raised flower beds planted with mature plants and wall trellis for climbing plants. Room for pots and table and chairs making it a charming space for al-fresco dining.

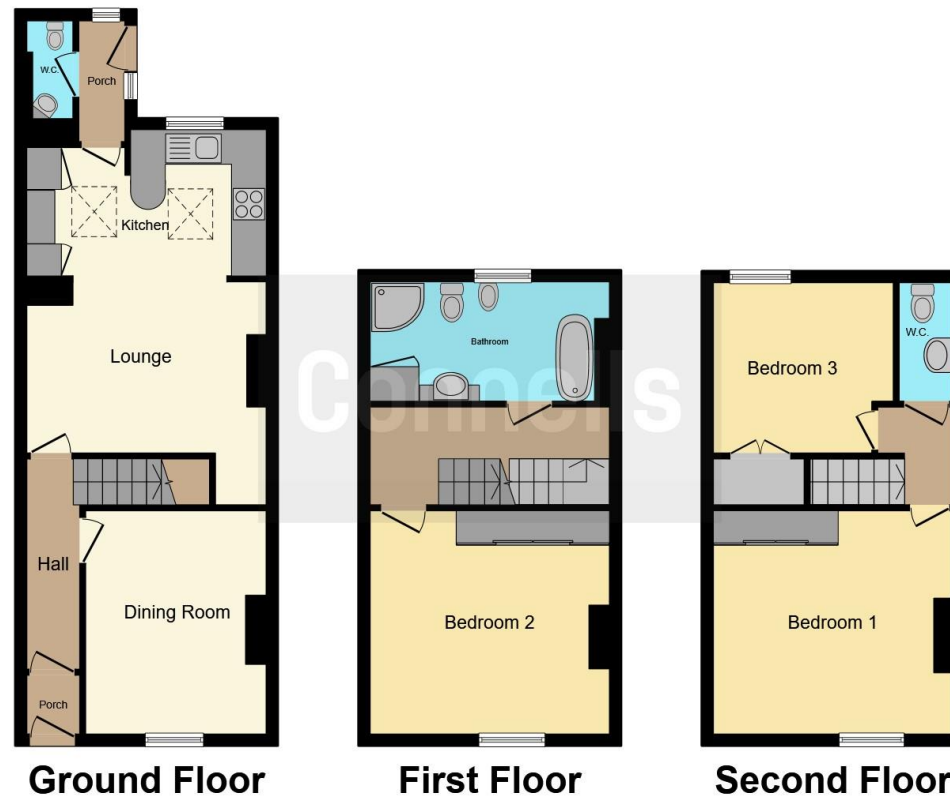
Parking

Residents permit parking Zone F - permits available from Wiltshire Council.









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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