



Connells

Ruernarth High Street
Tilshead Salisbury



Property Description

A deceptive, non standard construction, part Woolaway bungalow with cavity wall extensions to both sides situated in the beautiful village of Tilshead, Positioned on a good sized plot and in a non estate setting the property offers further development potential STP. Tilshead is a larger village with amenities and is ideally located between Salisbury and the market town of Devizes..

30' Entrance Hall

L'Shaped with walk in cloaks cupboard.

Cloakroom

Comprising a WC and wash hand basin, further storage area..

Lounge

24' 5" x 11' 4" widening to 12 max (7.44m x 3.45m widening to 12 max)

Stone fireplace with open fire, attractive aspect to front.

Dining Room

12' 10" x 8' 4" plus recess (3.91m x 2.54m plus recess)

Two built in cupboards, one with hot water tank, door to rear garden.

Kitchen/ Breakfast Room

14' 3" max x 9' max (4.34m max x 2.74m max)

Comprising a single drainer sink unit with a range of wall and base units with work surfaces over, built in double oven, inset hob unit with concealed hood over, appliance space, rear aspect over garden.

Utility Lobby

Space for washing machine. Doors to outside and boot room.

Boiler/ Boot Room

9' x 5' (2.74m x 1.52m)

Floor mounted oil boiler,side aspect.

Bedroom One

16' max x 10' (4.88m max x 3.05m)

Front aspect.

Bedroom Two

13' 7" max x 10' max (4.14m max x 3.05m max)

Rear aspect.

Bedroom Three

12' 9" x 9' (3.89m x 2.74m)

Size incorporates fitted bedroom furniture.

Four Piece Bathroom

Comprising a panel enclosed bath, with double shower cubicle, wash hand basin and WC. Heated towel rail.

Outside

Rear Garden

A wonderful garden offering excellent privacy and a delightful outlook. The garden is mainly laid to lawn and has a private patio area ideal for entertaining. There are small orchard style trees and there is an area ideal for creating a kitchen garden. The end boundary is bordered by a large beech hedge and there is gated side access to the front. Note; The archway in the hedge is purely for visual appearance and it doesn't lead anywhere.

Driveway

A long private driveway allows for the parking of several vehicles.









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EPC Rating: E

Tenure: Freehold

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