



17 Pythouse

Newtown, Tisbury, Salisbury, Wiltshire, SP3 6PA

3 Bedroom Detached Cottage

A charming well-presented cottage with high ceilings and character features throughout. A good sized wrap around garden and off-road parking.

£1550 per calendar month
Available October 2024

Fowler Fortescue
RURAL ASSET MANAGEMENT

t. 01747 356099 | fowlerfortescue.co.uk

**Pythouse
Newtown
Tisbury
Wiltshire
SP3 6PA**

Description/Location

A three bedroom detached cottage located on the Pythouse Estate, near Tisbury. The property is full of personality and character features from original floorboards, large sash windows and feature fireplaces. It sits in idyllic surroundings boasting a large garden and ample parking.

Tisbury offers a range of shops and amenities including post office, bank and mainline train station to London Waterloo (1 hr 49 mins). The market town of Shaftesbury is only 4 miles from the property and hosts a range of independent shops, a supermarket, restaurants and pubs. The city of Salisbury is approximately 11 miles and provides a wide range of shops, bars and restaurants.

Accommodation

The ground floor comprises:

ENTRANCE PORCH which can be used as a boot room, leading to downstairs WC and door into:

LIVING ROOM with woodburning stove, high ceilings and large sash windows

KITCHEN fitted bespoke kitchen units, electric oven and space for breakfast bar/small table

DINING ROOM with large character sash windows with views to the garden and countryside beyond

The first floor boasts a large bright landing area with doors leading to:

BEDROOM 1 a double room with fitted wardrobe, airing cupboard and original wooden floorboards

BEDROOM 2 a good sized double bedroom with original floorboards

BEDROOM 3 a single room with alcove shelving

BATHROOM white suite comprising bath with shower mixer taps, WC and hand basin

The property is heated via oil fired central heating and served by mains water and private drainage.

Outside

The property benefits from a large wrap around garden, good sized garden shed and private parking for three vehicles.

Services

The property is served by oil central heating. Ofcom indicates there is Ultrafast fibre broadband (upto 1000 Mbps) available to the property and good mobile phone signal from the main providers externally. Intending tenants to satisfy themselves with broadband and mobile services.

Restrictions

Pets by negotiation.

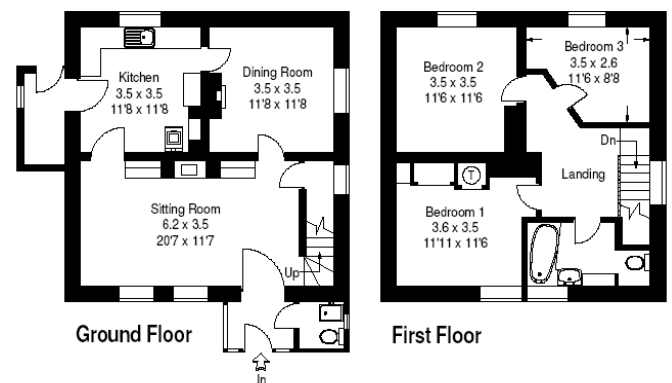
Local Authority

Council Tax Band E (Wiltshire Council).

Availability

The property is available from October 2024 for a minimum period of twelve months.

Floorplan



Photographs



Fees, Charges & Terms

The rent is £1550 pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £355 is payable to secure the property (see further details and conditions in our fee summary) and £1785 is payable as a security deposit.

Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

t. 01747 356099 | e. sjm@fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

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