



7 Berwick House

Salisbury, Wiltshire SP3 5SN

2 Bedroom Second Floor Flat

A spacious two bedroom apartment with sash windows and large communal garden, located on the beautiful Fonthill Estate.

£875 per calendar month | Available June 2024

t. 01747 820246

w. fonthill.co.uk



7 Berwick House
Salisbury
Wiltshire
SP3 5SN

Description/Location

A two bed second floor flat with large communal garden, garage. parking and private laundry room. Just 2 miles from the A303, connecting London and the West Country and 4 miles from Tisbury Mainline Train Station. There is a bus stop at the top of the driveway. Tisbury is home to a variety of shops including cafes, a wine shop, Co-op and Post Office. There are a number of great schools in the area too.

Accommodation

KITCHEN 12'3 x 6'3

SITTING ROOM 17' x 13'9

BATHROOM

BEDROOM 1 16'8 x 12'7

BEDROOM 2 15'3 x 9'2

Outside the property has a large grassed communal garden, laundry room and garage.



Services

The property is served by biomass central heating, mains electricity, a private water supply and septic tank drainage. Outgoings are the responsibility of the tenant.

Broadband & Mobile Coverage

Ofcom indicates there is Ultrafast fibre broadband (up to 1000 Mbps) available to the property and limited mobile phone signal. Intending tenants to satisfy themselves with broadband and mobile services.

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

Restrictions

By negotiation with the Landlord.

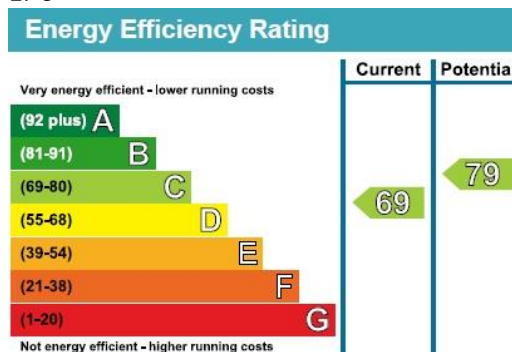
Local Authority

Council Tax Band 'A' (Wiltshire Council).

Availability

The property is available from June 2024.

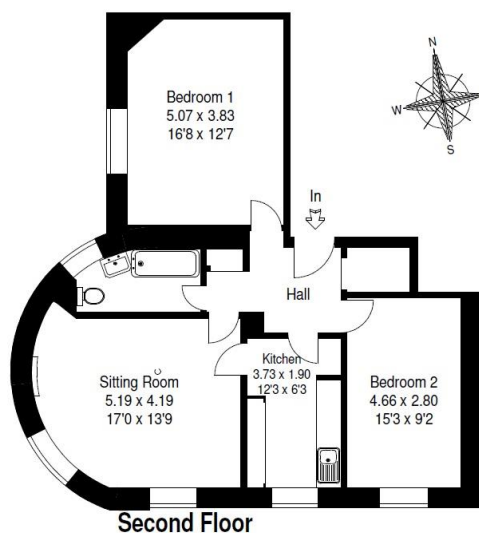
EPC



Floorplan

7 Berwick House, Berwick St Leonard

Approximate Gross Internal Area :- 78 sq m / 844 sq ft



FLOOR PLANS SOUTHERN Ltd © 2007
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS / PMA guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm (3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

Fees, Charges & Terms

The rent is £875 pcm payable monthly in advance by direct debit. A refundable holding deposit of £200 will be taken to secure the property. The security deposit for the property is £1005.

Viewings

Strictly by appointment only through Fonthill Estate 01747 820246.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

