



43 Newtown

Tisbury, Wiltshire, SP3 6NY

3 Bedroom Mid Terrace Cottage

A bright and well-presented 3 bedroom cottage, situated in the sought after village of Newtown, a picturesque, rural location. The cottage benefits from off-road parking and a large garden.

£1250 per calendar month | Available June 2025

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT

43 Newtown
Newtown
Tisbury
Salisbury
SP3 6NY

Description & Location

43 Newtown is a three bedroom, mid terrace cottage, which benefits from a large garden and off-road parking. Located in the rural village of Newtown, this property forms part of the beautiful Pythouse Estate. It is around a 20 minute drive from the city of Salisbury and less than 7 miles from the market town of Shaftesbury. The nearby village of Tisbury offers a wide range of amenities including a small supermarket, post office, gym and mainline train station to London Waterloo (1hr 49 mins).

Accommodation

Entrance lobby with door leading to:

KITCHEN/DINER 13'5 x 12'
Fitted units with electric oven and hob with large bay window to front of property

SITTING ROOM 13'1 x 12'2
with wood burning stove and large bay window

BATHROOM
White suite comprising bath with shower over, hand-wash basin and WC

There is a rear lobby area with pantry cupboard and door to rear gardens and parking area.

The first floor comprises:

BEDROOM 1 15'1 x 13'2
A large double with double aspect windows to front and rear

BEDROOM 2 11'7 x 8'10
with built in cupboard and views across the surrounding countryside

BEDROOM 3 13'6 x 5'10
A small single or office with views to the rear

Outside

The property has a good sized lawned garden to the front, small area of garden to the rear and a further large lawned space beyond the parking area. The property benefits from a stone built outbuilding and shared graveled parking area to the rear.

EPC

The cottage has an EPC rating E54.

Services and Utilities

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

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Openreach and Wessex Internet. Mobile phone signal is likely but some networks may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1250pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £285 is payable to secure the property (see further details and conditions in our fee summary) and £1440 is payable as a security deposit.

Council Tax Band B – Wiltshire Council.

Availability

The property is available from June 2025.

Restrictions

Pets by negotiation.

Photos



Viewings

Strictly by appointment only through Fowler Fortescue.

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.

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

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



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