



83 Ridge

Chilmark, Salisbury, Wiltshire SP3 5BS

A 2 bed end of terrace cottage

A former workers cottage located in the much sought after hamlet of Ridge. There is a good-sized garden accessed through the cottage or via a pathway at the back of the property. Parking is on the road to the front.

£1050 per calendar month | Available late December 2025

t. 01747 820246

w. fonthill.co.uk



**83 Ridge
Chilmark
Salisbury
Wiltshire
SP3 5BS**

Description & Location

A pretty 2 bed end of terrace former workers cottage located in the beautiful hamlet of Ridge. Ridge offers a wonderful community, walks in all directions and easy access to the A303 and Tisbury Station, both taking you to London Waterloo and the South Coast. Tisbury, the nearest town, offers a mini supermarket, butcher, wine shop, wellness studio, hairdressers and a sports centre. The larger towns of Salisbury, Shaftesbury and Warminster are twenty to thirty minutes away.

Accommodation

ENTRANCE HALL with stairs up to first floor:

LIVING ROOM (4.3m x 3.6m)
with open fire

KITCHEN/DINER (4.3m x 2.4m)
with fitted units, integrated electric oven, hob and extractor fan with space for a dining table, built in cupboard and pantry

The first floor comprises:

BEDROOM ONE (5.2m x 3.6m)
White painted floorboards

BEDROOM TWO (2.4m x 2.4m)
a single room

BATHROOM
with shower, hand basin and WC

Outside

There is a good-sized garden to the rear with lawned area and a vegetable garden. Access to the back garden is through the cottage or down a path behind the property from the main road. To the front of the property there is a small lawn with flower borders and a path leading to the front door accessible from the main road through a shared five bar gate. There is parking on the road to the front of the property.

EPC

The cottage has an EPC rating 'E44'.

Services and Utilities

The property is heated via oil fired central heating and served by septic tank drainage and water from Estate borehole. Tenant to pay for septic tank emptying and water, recharged by the Landlord on a monthly basis at a cost of £17.65 per calendar month.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet being the only provider. Mobile phone signal is good outdoors and limited indoors and 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 £1,050pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £240 is payable to secure the property (see further details and conditions in our fee summary) and £1,210 is payable as a security deposit.

Council Tax Band C – Wiltshire Council.

Availability

The property is available from late December 2025.

Restrictions

Pets by negotiation.

Photos



Viewings

Strictly by appointment only through Fonhill 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.

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