



# 13 Berwick St Leonard

Salisbury, Wiltshire SP3 5SN

**3 Bedroom semi-detached cottage** on the beautiful Fonthill Estate  
The cottage has a large garden with sheds and parking.

**£1,150 per calendar month | Available January 2026**

t. 01747 820246

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





13 Berwick St Leonard  
Salisbury  
Wiltshire  
SP3 5SN

Description/Location

A recently decorated three bed cottage with large garden, parking area and two brick outhouses. Just 2 miles from the A303, connecting London and the West Country and 4 miles from Tisbury Mainline Train Station. Tisbury, the nearest village, 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

The ground floor comprises:

KITCHEN 13'3 x 10'2

LARDER

SITTING ROOM 13'3 x 11'4

The first floor comprises:

BEDROOM 1 13'4 x 10'3

BEDROOM 2 11'7 x 10'3

BEDROOM 3 10'54 x 7'9

Outside the property has a large grassed garden with fruit trees. There is a footpath through the garden which is occasionally used by an elderly neighbour to access the bus stop.



Service & Utilities

The property is served by biomass central heating, mains electricity, a private water supply and septic tank drainage. Biomass charged at £42 per calendar month. Tenant to pay for septic tank emptying and water, recharged by the Landlord on a monthly basis at a cost of £28.30 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 £1,150 pcm payable monthly in advance by direct debit. A refundable holding deposit of £265 will be taken to secure the property. The security deposit for the property is £1325.

Restrictions

Pets by negotiation with the Landlord.

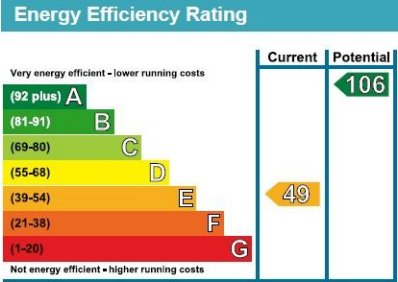
Local Authority

Council Tax Band 'C' (Wiltshire Council).

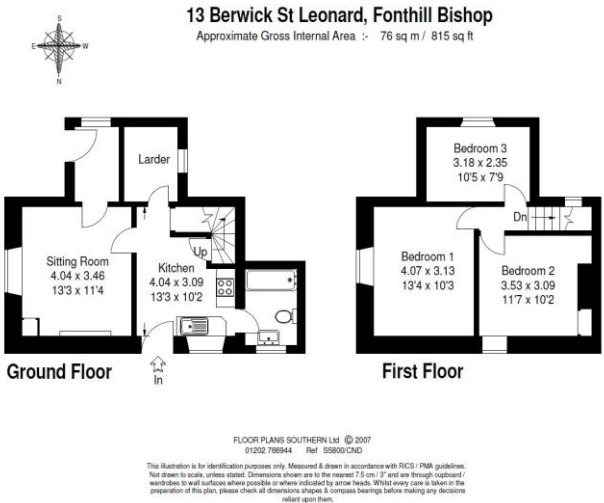
Availability

The property is available from January 2026.

EPC



Floorplan



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.

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