



2 TOWER MEWS, SALISBURY, WILTSHIRE, SP1 3DS

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



2 TOWER MEWS, SALISBURY SP1 3DJ

PRICE GUIDE £495,000

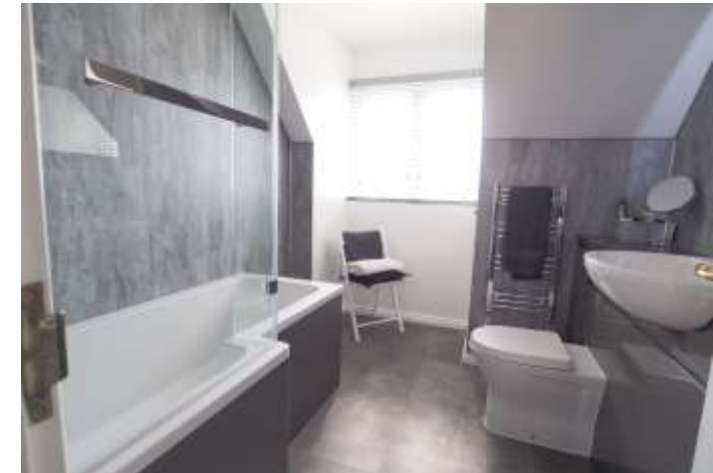
Tower Mews is a development of attractive townhouses located on the northern edge of the cathedral city of Salisbury with good access into the city centre and hugely popular local schooling. Number 2 is a three bedroom family home of excellent proportions with a carport, private drive and south facing garden/courtyard. The property is offered for sale in extremely good order throughout, is fully double glazed and centrally heated via a mains fired gas boiler to radiators.

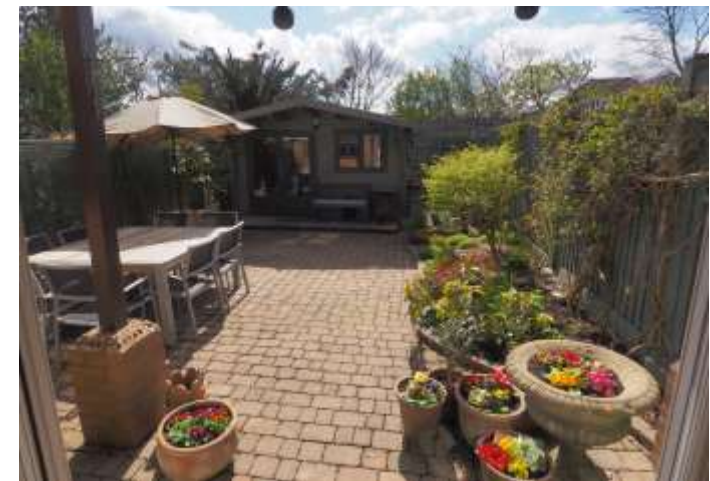
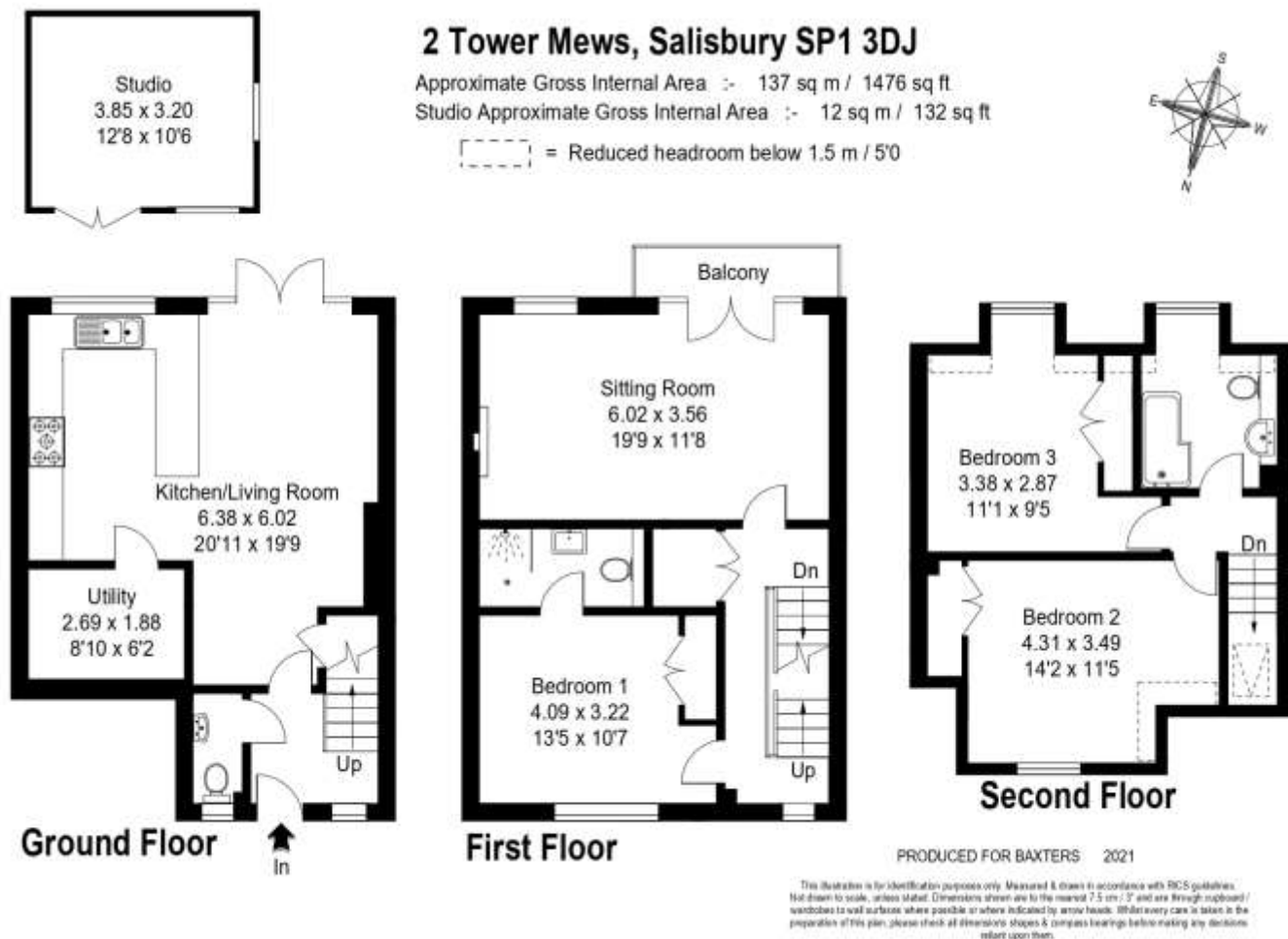


This impressive family home is arranged over 3 floors; the ground floor (apart from the hall, cloakroom and utility room) is entirely open-plan with a fantastic kitchen/ family room/dining room which has direct access into the sunny garden. Off the first floor landing is a large south facing sitting room with balcony and working fireplace (gas) and the main bedroom with a luxuriously refitted ensuite shower room. The second floor has two double bedrooms and a stylish refitted family bathroom.

To the front of the property is a private drive and a carport. To the rear is a fully enclosed, south facing courtyard garden which is extremely well maintained and planted with a variety of pots. There is also a detached studio approximately 12ft 8ins x 10ft 6ins with power, light and broadband connection.

Tower Mews is located on the northern side of the historic cathedral city of Salisbury within walking distance of the city centre and cathedral. There is a regular bus service, with a stop nearby on St Marks Avenue, into the city where there are extensive shopping facilities and social amenities, restaurants, Salisbury Playhouse, Arts Centre, cinema and a twice weekly market. The popular St Marks Primary school is a short walk away as are Bishop Wordsworth's School, South Wilts Grammar School, Chafyn Grove School, Leehurst Swan School and Godolphin School. The sports/leisure facilities of Hudson's Field, Victoria Park, the Five Rivers Health and Wellbeing Centre and Parkwood Health and Fitness centre are all nearby and there are countryside walks from the house to Castle Hill Country Park, Old Sarum and, opposite Tower Mews, St Marks Open Space which also has access to allotments. Salisbury has a mainline railway station serving London (Waterloo) and the West Country and excellent road links to London (A303/M3) Southampton (A36/M27) and Bournemouth (A338).





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax band - F - £3,044.50 for year 21/22. Gas central heating. Fully double glazed. All main services connected.

DIRECTIONS. From the city centre proceed along Castle Street taking the third exit onto Churchill Way North. At the next roundabout take the first exit onto St Marks Avenue followed by the third turning on the left. Number 2 will be found immediately on your left hand side as you enter.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref:10600

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		84
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.trgov.uk		