



10 DIMMER DRIVE, WILTON, SALISBURY, WILTSHIRE SP2 0FL

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BAXTERS
PROPERTY & LAND AGENTS



10 DIMMER DRIVE, WILTON, SALISBURY, WILTSHIRE, SP2 0FL
PRICE GUIDE: £215,000

10 Dimmer Drive is a smart first floor apartment constructed during 2018 by Messrs Redrow Homes. The property is located on the outskirts of Wilton, off The Avenue, within a pleasant setting with landscaped communal grounds and an open outlook. Dimmer Drive is within walking distance of the centre of Wilton, the Park & Ride to Salisbury and The Guild Shopping Mall.

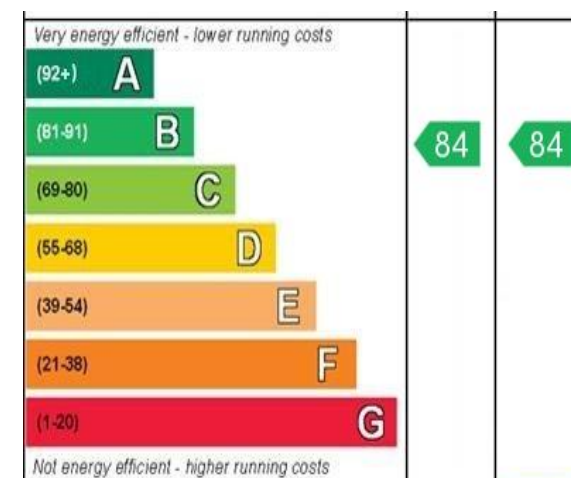
The apartment is offered for sale in exceptional condition, is light and airy, fully double glazed and centrally heated via a mains gas fired boiler to radiators.



The accommodation comprises a large central reception hall, a spacious double aspect living/ dining room which is open plan to an excellent kitchen with an extensive range of cabinetry, main bedroom with en suite shower room, second double bedroom and a large family bathroom.

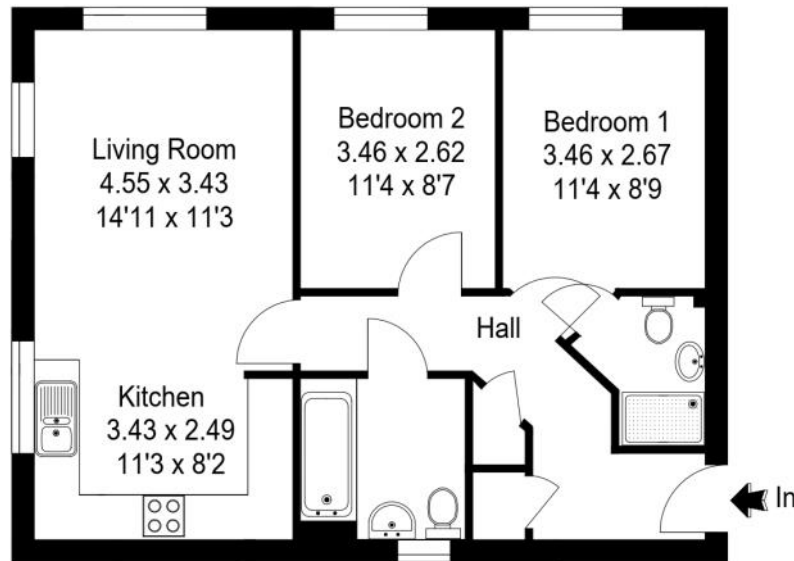
The apartment building is pleasantly positioned with an open aspect, landscaped grounds and allocated parking for each individual apartment. The property is offered for sale with the residue of a 999 year lease dated 1st January 2018.

LOCATION: Located near the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square (and weekly market) and a range of shops including a small supermarket, baker, hardware store, coffee shops, chemist, hairdresser, interior design shop, pet shop and florist. There are churches for a number of denominations, pubs, a primary school, two doctors' surgeries, an optician and dental practices within the town. The Cathedral city of Salisbury is approximately 3.1 miles away where there is a more extensive range of shopping, social and educational amenities, hospital, a twice weekly market and a mainline railway station serving London Waterloo and the West Country. The property is in reasonably close proximity to good walking country and Grovely woods.



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Approximate Gross Internal Area :- 61 sq m / 655 sq ft



First Floor

PRODUCED FOR BAXTERS 2023

This illustration is for identification purposes only.
Not drawn to scale, unless stated.



TENURE AND SERVICES: Tenure: Leasehold. Local Authority: Wiltshire Council. Council Tax Band B: £1,802.86 for year 2024/2025. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed. Service charge of £725.00 and maintenance charge of £125 payable half yearly.

DIRECTIONS: From the cathedral city of Salisbury proceed in a westerly direction along the A36 Wilton Road, passing the garden centre on your left. At the roundabout turn right onto The Avenue, and continue to the next mini roundabout and take the third turning on the right leading into Dimmer Drive. The apartment building is located a short distance on the left hand side.

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: 10669.