



St Ann Square, Salisbury



A recently constructed three bedroom home, fully furnished and set in a gated development by the city centre with dedicated parking.

The Property

This attractively constructed and energy-efficient new home forms part of an exclusive gated development of only four high-quality award winning homes, finished to an excellent standard throughout and benefitting from triple-glazed windows and discreet, sunken photovoltaic panels and air-source underfloor heating across all rooms.

The well-appointed kitchen is fitted with the full range of integrated Siemens appliances and quartz worktops, with hard engineered-wood flooring across the ground floor. Upstairs hosts two double bedrooms, a third single room/study and a modern bathroom with separate bath and walk-in shower, all finished to a high specification and fully equipped with contemporary furnishings.

Externally, the property offers off-road parking for two vehicles with an EV charging point, and an enclosed private rear garden with patio.

3 St Ann Square, Salisbury, SP1 2FJ

Rent

£1,550 PCM



Features

- Within easy reach of the Cathedral Close and city centre
- EV charging point
- Energy efficient - EPC rating of B
- Air Source Heat Pump & PV solar panels
- Private rear garden
- Two allocated parking spaces
- Set within a secure gated development
- Underfloor heating on both floors with zone control
- High quality finish
- Fully furnished

Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

EPC Rating

B (81)

Outgoings

Council Tax: Wiltshire £2777.59 (2026/27) Band D

Size

861.00 sq ft

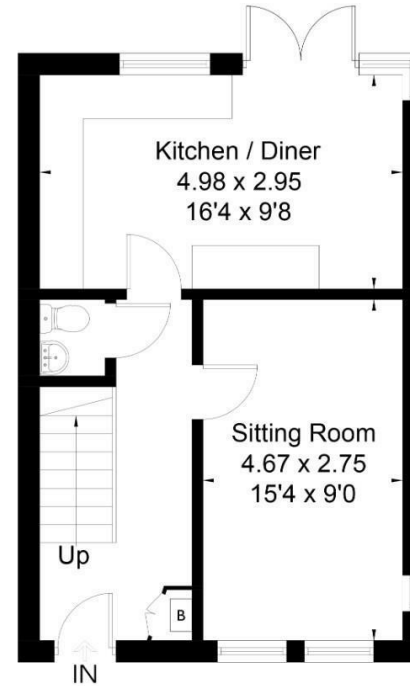
Location

St Ann Square is set back from the residential street inside the ring road around Salisbury's historic city centre, and just a short walk away from the Cathedral Close. The city has an excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

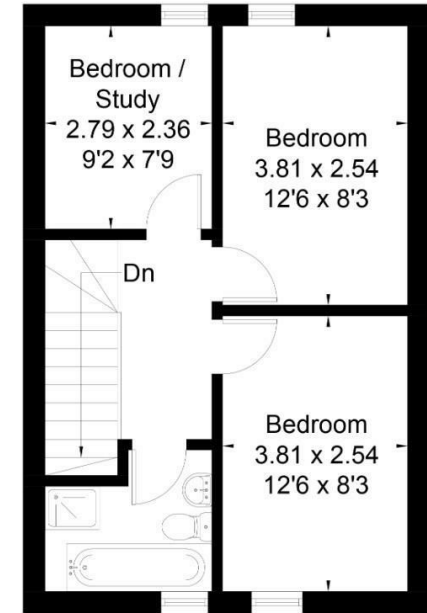




Approximate Floor Area = 80.0 sq m / 861 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #102757

Disclaimer Notice Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.