



80 Exeter Street, Salisbury, Wiltshire, SP1 2SE

£269,950 Freehold

## About The Property

This charming three-storey townhouse combines period character with modern comfort, all within walking distance of Salisbury's vibrant city centre. Beautifully maintained and ready to move into, it offers spacious and versatile accommodation with no onward chain.

On the ground floor, an entrance lobby leads into a cosy sitting room with a feature fireplace and timber surround - the perfect spot to relax. The kitchen/breakfast room is fitted with a generous range of units, a Range-style cooker with induction hob, and space for everyday appliances, with room for a dining table too. Beyond, a bright dining room provides extra living space and useful storage, with both rooms enjoying practical tiled flooring.

The first floor hosts two well-proportioned bedrooms, including the main bedroom with fitted wardrobes, alongside a stylish refitted shower room with contemporary fittings and fully tiled walls and floors. A third double bedroom occupies the top floor, with elevated views towards Salisbury Cathedral spire from the front-facing rooms.

Throughout the property you'll find character features such as exposed floorboards, stripped wooden doors, and high ceilings that create a light, airy feel. Double glazing and gas central heating add modern efficiency.

While there is no outside space - reflected in the asking price - this home makes up for it with its prime location, moments from shops, restaurants, cultural attractions, and the mainline railway station with direct services to London Waterloo.

This is an ideal home for those seeking charm, convenience, and city living at its best.

Exeter Street lies on the southern side of the city with easy, level access to the city centre which offers an excellent range of amenities including a mainline railway station serving London Waterloo.



- Character three storey townhouse
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- FF bathroom
- PVCu DG
- Gas CH
- Convenient city centre location
- Character features
- No chain

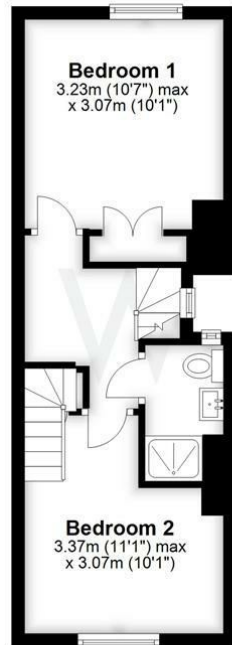




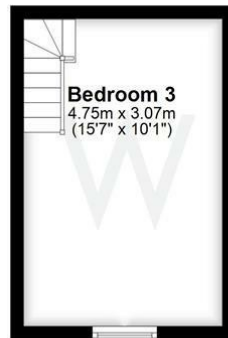
**Ground Floor** z  
Approx. 42.3 sq. metres (455.4 sq. feet)



**First Floor**  
Approx. 27.7 sq. metres (298.6 sq. feet)



**Second Floor**  
Approx. 14.6 sq. metres (157.1 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Service: All mains services connected

Heating: Gas central heating

Directions: From our office in Castle Street, proceed towards the city centre bearing left into Blue Boar Row. Follow the road around to the right into Brown Street and continue through two sets of traffic lights into Exeter Street. The property can be found after a short distance on the left hand side.

What3words: ///budget.those.hardly

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	