



6 Berwick House

Berwick St Leonard, Salisbury, Wiltshire SP3 5SN

A two bed first floor flat

A pretty 2 bedroom first floor flat with a large, shared garden to the front, parking to the rear, a garage and a laundry shed.

£1100 per calendar month | Available now

t. 01747 820246

w. fonthill.co.uk



6 Berwick House
Berwick St Leonard
Salisbury
Wiltshire
SP3 5SN

Description & Location

A stunning 2 bed first floor flat in this late 18th century property. A few miles from Tisbury with its mini supermarket, deli, pharmacy and mainline train station to London Waterloo. The area has a good selection of great schools. Salisbury is 17 miles and Shaftesbury 10 miles away. Café / B&B and distillery in the next village and a bus stop a few metres from the flat.

Accommodation

ENTRANCE HALL with stairs up to first floor:

HALLWAY

LIVING ROOM (5.6m x 2.9m)
with open fire

KITCHEN/DINER (3.7m x 1.9m)
with fitted units, integrated electric oven & hob

BEDROOM ONE (6m x 3.4m)

BEDROOM TWO (4.6m x 3.1m)

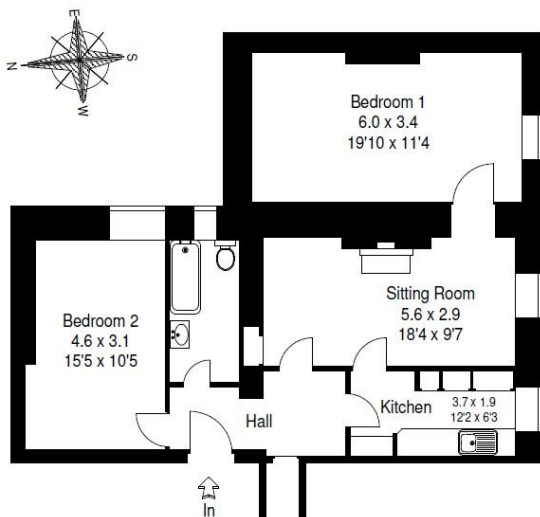
BATHROOM
with shower over bath, hand basin, WC and towel radiator

Outside

Large communal garden, mainly lawn. Private washing room/store in the adjacent yard with plumbing for washing machine and electric for dryer, freezer and garden storage. Garage to the rear, parking behind the main house.

EPC

The cottage has an EPC rating 'D65'.



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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services and Utilities

Biomass central heating and hot water supplied by the Estate recharged at £55 per month. Septic tank drainage recharged at £5 per month. Water provided from the Estate borehole. Water recharged by the Landlord at £25 pcm and Service Charge for lawn mowing and cleaning of communal areas and upkeep recharged at £31 per month.

Ofcom indicates Ultrafast fibre broadband (up to 1000 Mbps) is available, with Wessex Internet as the provider. Tenants' responsibility to arrange connection. Mobile signal is good. Tenants to satisfy themselves via the Ofcom checker

Fees, Charges & Terms

Rent: £1,100 pcm, payable monthly in advance by direct debit, exclusive of council tax and utilities.

Holding deposit: £250 (one week's rent), deducted from the first month's rent on signing.

Tenancy deposit: £1,265 (five weeks' rent), held as security.

Council Tax: Band A · Wiltshire Council.

Availability

The property is available now.

Restrictions

Pets by negotiation.

Photos



Viewings

Strictly by appointment only through Fonthill Estate 01747 820246.

