



**Flat 2, Second Floor, The Old Sorting Office,
11 North Street, Pewsey, Wiltshire SN9 5ES**

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An exceptionally finished, newly refurbished 1 bedroom open plan flat in this popular Wiltshire village.

Location

Pewsey is a large village lying on the edge of Salisbury Plain and serves the popular and attractive Vale of Pewsey, which is designated as an Area of Outstanding Natural Beauty. The village offers excellent local shopping facilities that include a supermarket and has many amenities including a doctor's surgery, a dental practice, a sports centre with swimming pool, public houses and various churches. Marlborough lies about 6 miles to the north and Hungerford and Devizes are close by whilst the larger regional centres of Salisbury, Andover, Newbury and Swindon are within easy traveling distance and provides a wider range of services

The railway station in the village has regular services to London Paddington with journey

times of about 1 hour. The M4 motorway lies to the northeast at junction 15 and 14 and the A303 (M3) lies to the south.

Forming part of the old post office sorting house, the flat lies in the centre of Pewsey with public parking moments away, and an easy walk to both shops and the station.

Description

Flat 2 comprises of a bright and airy second floor flat in this recently converted Post Office Sorting House of brick construction under a pitched tiled roof. The accommodation has been cleverly designed to make the most of the space available, incorporating period features, multiple Velux roof windows which make the space

wonderfully bright, as well as adding some quirky modern design touches.

A shared entrance and stairs lead to the front door and the flat comprises a spacious open plan **Sitting/Dining/Kitchen area** with fitted units including sink, dishwasher, electric oven and hob with extractor fan above and fridge. There is a large **Double Bedroom** and a **Family Bathroom**. In addition, there are three eaves storage areas.

Tenure

Long Leasehold – 145 years from 2026.
Ground Rent £100 pa
Service charge to be assessed

Services

Mains electricity, water and drainage.
Electric wall mounted heating.

EPC

E43

Council Tax

To be assessed

Local Authority

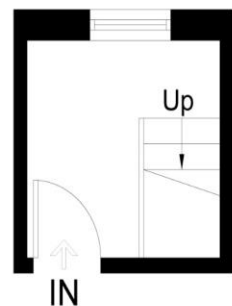
Wiltshire Council, County Hall, Trowbridge
Wiltshire BA14 8JN, Tel: 01225 713000
www.wiltshire.gov.uk

Directions

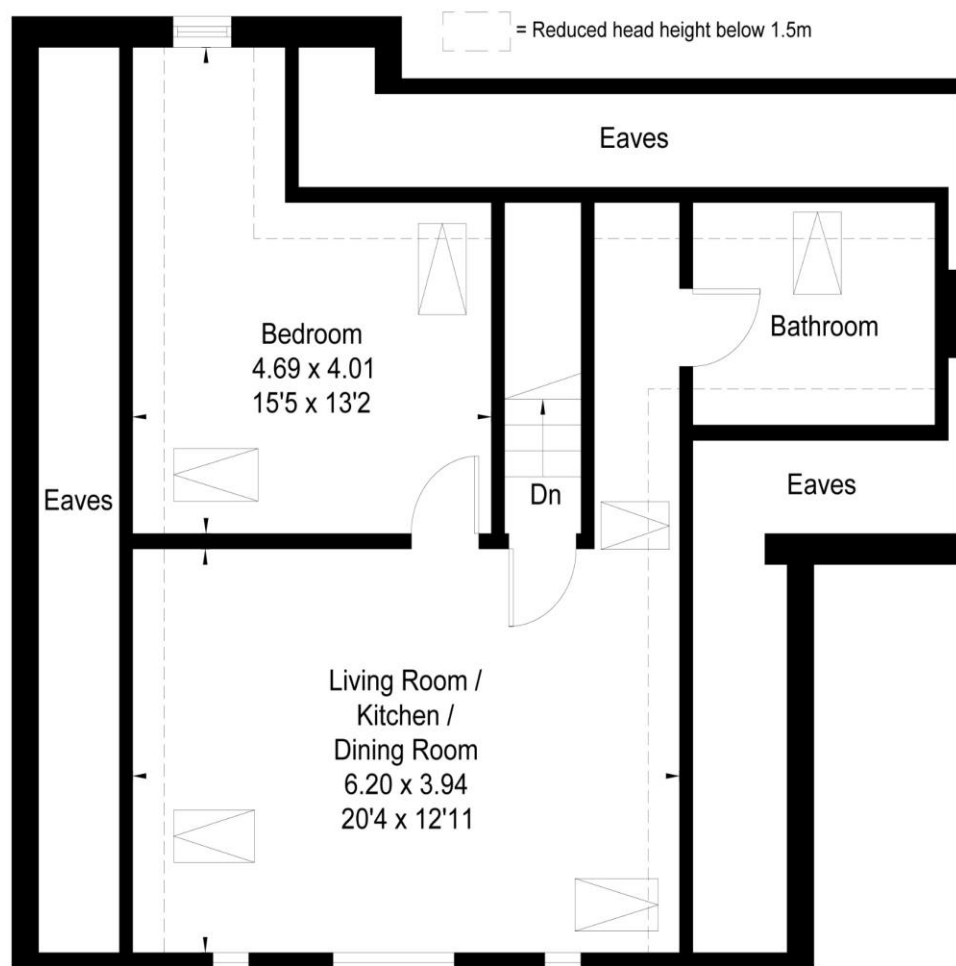
What three words
<https://w3w.co/sober.fails.instincts>



Approximate Floor Area = 57.4 sq m / 618 sq ft (Excluding Eaves)



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #100581



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