



16 Tollgate Road, Salisbury, Wiltshire, SP1 2HZ

£1,300 PCM

## About The Property

A stylish three bedroom, unfurnished, terraced house, over three floors with modern amenities, spacious rooms, and a lovely courtyard garden, conveniently located near the city centre.

Accommodation comprises:

A well-proportioned lounge or dining room with a decorative fireplace and large walk-in cupboard. Kitchen/diner with a ceramic hob and electric oven. Rear lobby leading to a grounds floor shower room and utility cupboard.

Upstairs is a large double bedroom to the front with built in wardrobe. Bedroom two/study with built in shelving and a door to a modern bathroom with bath and shower over, boiler cupboard. From the landing are stairs to the second floor with a storage cupboard and further double bedroom.

Outside is an enclosed courtyard garden and there is residents permit street parking.

- Situated in a convenient location.
- Sitting room with decorative fireplace.
- Kitchen/diner
- Ground floor shower room.
- Utility cupboard.
- Three bedrooms arranged over 1st & 2nd floor
- Modern bathroom with shower over bath
- Enclosed courtyard garden
- Gas central heating
- EPC Band D



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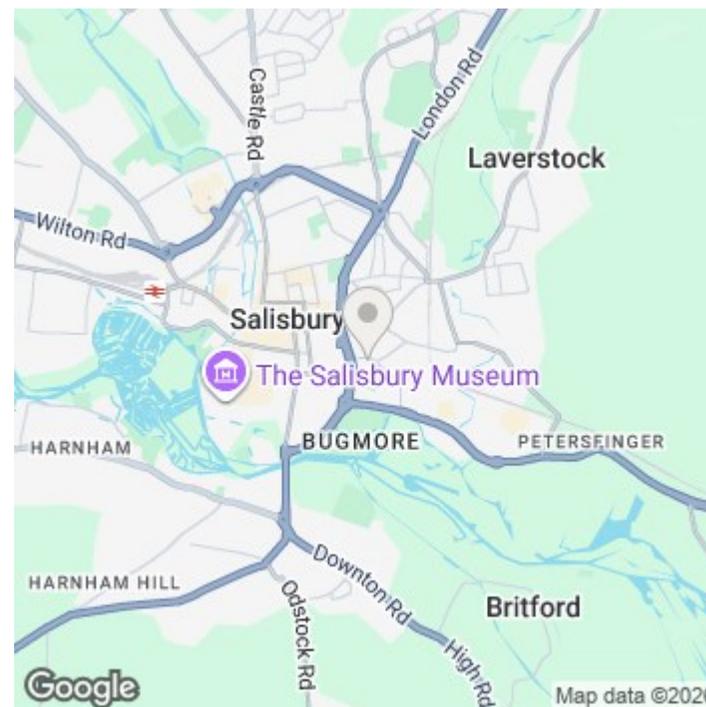
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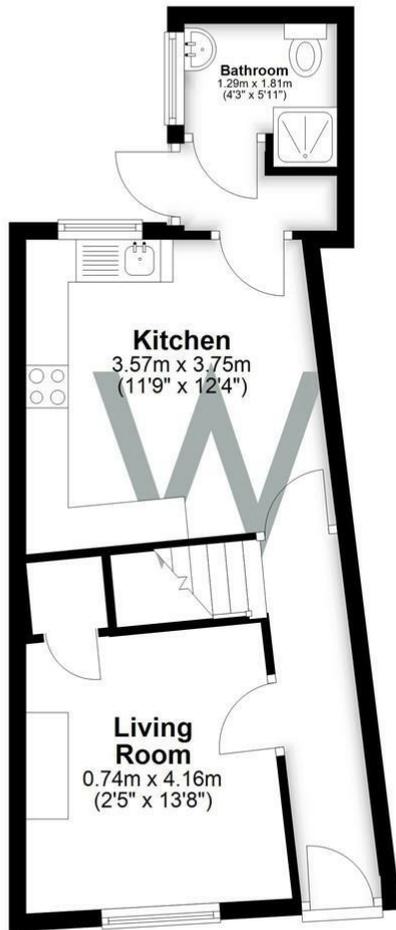
921.00 sq ft





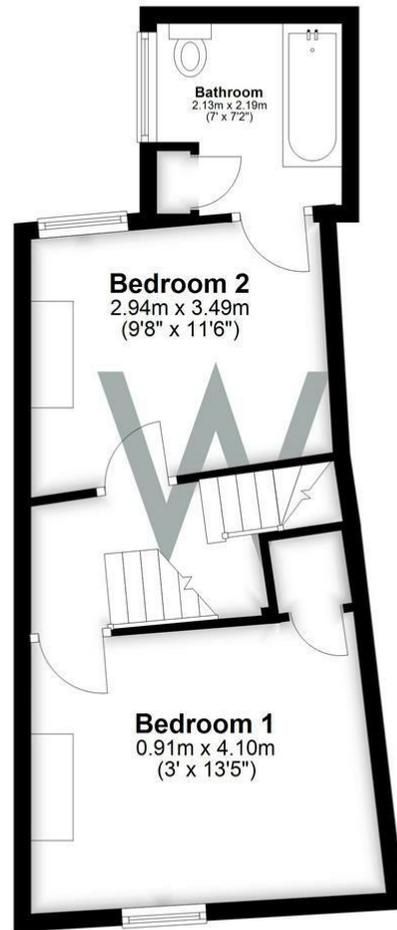
### Ground Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



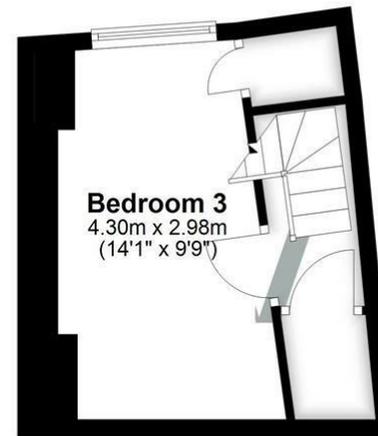
### First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



### Second Floor

Approx. 16.9 sq. metres (182.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.9 sq. feet)

## Further Information

Let available date: 13th March 2026  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Mid Terrace

Furnish type: Unfurnished

Deposit: £1,500

Local authority: Wiltshire

Council Tax: Band C

EPC: D(64)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	