



The Causeway, Tisbury

£125,000

# The Causeway, Tisbury, Wiltshire SP3 6LB

- **Ground Floor Apartment in Tucked Away Position**
- **Close to Village Amenities & Mainline Train Station**
- **Recently Refurbished by the Current Owner**
- **Sitting Room, Leading down to Modern Fitted Kitchen**
- **One Bedroom, One Shower Room •No Onward Chain •EPC: E.**

## DESCRIPTION

Positioned in a quiet tucked away location, just off of the Tisbury High Street, this one bedroom, single storey, ground floor apartment, close to village amenities and mainline train station, has been recently re-furbished by the current owner, providing a modern feel internally, whilst maintaining an older, more characterful feel externally.

The immaculately re-furbished accommodation includes a sitting room, leading down into the recently fitted kitchen, one bedroom and a modern shower room.

## LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the south of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre, a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively. London Waterloo is approximately 1 hour 50 mins away, as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.





#### LOCAL AUTHORITY

Wiltshire Council Tax, Band A.

#### TENURE

Leasehold - Long Lease

2024 service Charge - £612 - This includes the building insurance

#### SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric. The property was re-wired in 2024.

#### STAMP DUTY

To calculate the stamp duty payable on this property visit

[www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

#### VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859359 [www.boatwrights.co.uk](http://www.boatwrights.co.uk).





## GROUND FLOOR 31.7 sq.m. (341 sq.ft.) approx.



THE CAUSEWAY, TISBURY

**TOTAL FLOOR AREA : 31.7 sq.m. (341 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

23 November 2024