



The Old Manor House, Swallowcliffe

£450,000





Description

Weldons Sales & Lettings are thrilled to bring to the market this stunning, well-presented family home on the western fringe of Swallowcliffe, Wiltshire.

The Old Manor House boasts many features and offers a light and airy modern living accommodation through-out. Two generously sized double bedrooms both with master ensuites, open-plan stylish fitted kitchen / diner, separate utility room, downstairs cloakroom, spacious sitting room & driveway parking. An early viewing is highly recommended.

Parking Arrangements

Driveway Parking & Car Port.

Energy Performance Rating

Energy efficiency rating – Band B

Viewing Arrangements

By appointment only through Weldons.

Local Authority

Wiltshire Council - Band D.

Services

Water, Electric are believed to be mains connected. Air source heat pump.

Agent Note

Double Glazed through-out
Viewing essential.

Dimensions (Approx)

Kitchen - 13'07 x 18'09
Sitting room - 12'01 x 13'09
Bedroom 1 - 12'01 x 15'01
Ensuite 1 - 5'03 x 8'00
Bedroom 2 - 13'10 x 18'06
Ensuite 2 - 6'00 x 11'01
Downstairs WC - 3'02 x 5'09
Utility room - 10'07 x 5'08

Tenure

Freehold.

Extra information

The property is not in a conservation area.
Satellite & TV Fibre available.
Mobile & Broadband coverage - Superfast and Basic available.
Flood risk - Very low.
Brick & Stone Finish.

Consumer protection from unfair trading regulations 2008.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Money Laundering Regulations.

1. Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Weldons Sales & Lettings has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Weldons Sales & Lettings has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

FLOORPLAN

The Old Manor House, Swallowcliffe, Salisbury, SP3

Approximate Area = 1260 sq ft / 117 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Weldons Sales & Lettings Limited. REF: 1102204



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