



## 38 HILLSIDE

Fonthill Bishop, Salisbury, Wiltshire SP3 5SL

*A pretty 2 bedroom cottage*



A pretty 2 bedroom cottage with a large garden to the front, parking to the rear, a garage and a good sized shed and back yard. Set in the heart of Fonthill Bishop.

RENT	AVAILABLE	BEDROOMS	EPC	COUNCIL TAX
£1,200 pcm	Summer 2026	2	E (46)	Band E · Wiltshire

**DESCRIPTION & LOCATION**

A pretty 2 bedroom cottage in Fonthill Bishop. 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. Great community feel in the village. Café / B&B, distillery and a bus stop a few metres from the cottage.

**ACCOMMODATION**

ROOM	DIMENSIONS	FEATURES
Sitting Room	4.74m x 3.35m	Windows over the garden, built-in cupboards, wood-burning stove.
Kitchen	3.80m x 3.18m	Fitted units, integrated electric oven, hob, extractor. Space for a dining table.
Bathroom	—	Bath with shower over, basin and WC. Heated towel rail.
Bedroom One	4.81m x 2.95m	Decorative fireplace and wardrobe.
Bedroom Two	3.71m x 3.44m	Decorative fireplace, wardrobe and airing cupboard.

**OUTSIDE**

Good sized garden to the front, mainly lawn with small trees and raised areas nearer the house. Shed to the rear, parking for one car behind, with extra space along the track at the back of the cottages where there is a garage for No. 38.

**SERVICES & UTILITIES**

Oil fired central heating. Septic tank drainage. Mains water from Wessex Water, with water provided from the Estate borehole. Water recharged by the Landlord at £22 pcm.

Ofcom indicates Ultrafast fibre broadband (up to 1000 Mbps) is available, with Wessex Internet as the provider. Wessex Internet have provided cabling to the back of the property, it will be the tenants responsibility to arrange for it to be connected to the house. Mobile signal is good. Tenants to satisfy themselves via the Ofcom checker.

**FEES, CHARGES & TERMS**

**Rent:** £1,200 pcm, payable monthly in advance by direct debit, exclusive of council tax and utilities.

**Holding deposit:** £276 (one week’s rent), deducted from the first month’s rent on signing.

**Tenancy deposit:** £1,380 (five weeks’ rent), held as security.

**Council Tax:** Band E · Wiltshire Council.

**AVAILABILITY**

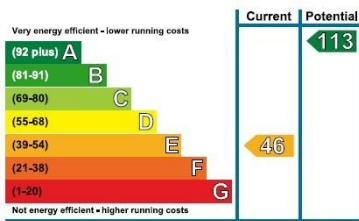
Available from June 2026

**RESTRICTIONS**

Pets by negotiation

**EPC**

The cottage has an EPC rating of E (46).



**VIEWINGS**

Strictly by appointment through Fonthill Estate on 01747 820 246.

**INTERIOR PHOTOS**



Sitting Room

Kitchen

Bedroom 1

Bathroom

**DISCLAIMER** These particulars are intended to give a fair description of the property but accuracy is not guaranteed and they do not constitute an offer of contract. Intending tenants must rely on their own inspection. None of the above appliances or services have been tested by ourselves.