



18 Twynham Close, Downton, Salisbury, Wiltshire, SP5 3LD

£345,000 Freehold

## About The Property

A well proportioned three bedroom semi detached house situated within a cul de sac on the edge of this popular village.. The house is offered to the market with no onward chain.

On the ground floor, there is an entrance hallway with a useful understair storage cupboard. There is a sitting/dining room with a window to the front, space for a table and chairs and French doors leading to a large conservatory extension. This has wood effect flooring, majority glazed elevations, a pitched perspex roof and lovely views over the rear garden which can be reached vis a further set of French doors.

There is a kitchen with a range of cream fronted base and wall units with space for a washing machine and a fridge/freezer. It has a tiled floor, a part glazed door to the side and a wall mounted gas boiler.

On the first floor, there are two double bedrooms with the rear bedroom having a fitted wardrobe and there is a further single bedroom. The shower room has been refitted in a contemporary style with a large shower cubicle with a rainfall shower head and a wash hand basin with a cupboard under. It also has wet boarded walls.

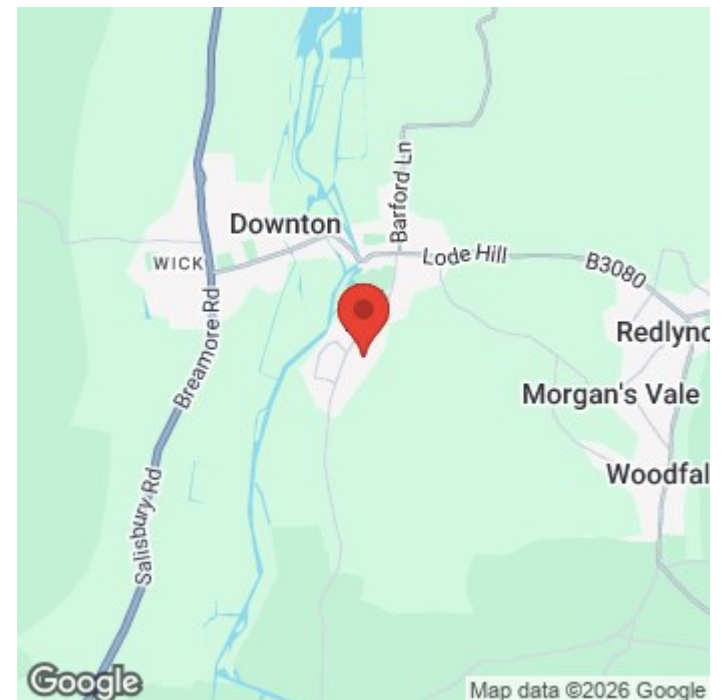
The house has been recently redecorated and also benefits from PVCu double glazing and gas fired central heating and is also offered to the market with no onward chain.

The house sits within a plot offering front and rear gardens with a brick paved driveway providing off road parking for two cars in front of a detached single garage. The rear garden is brick paved with areas of raised patio for easy maintenance and the garden is enclosed by timber fencing.

Downton is a thriving village with a good range of amenities including primary and secondary schools, doctors surgery, shops, cafes and public houses.



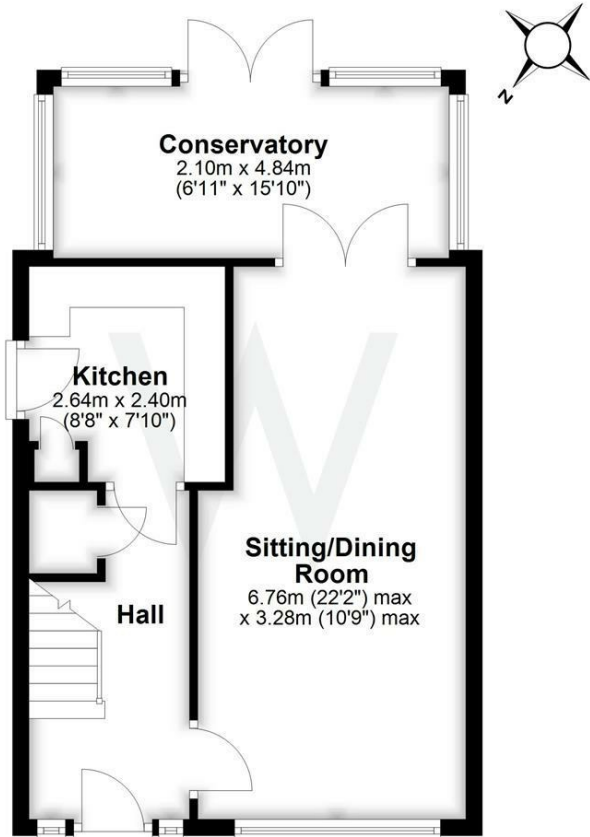
- Semi detached house
- Three bedrooms
- Sitting/dining room
- Kitchen
- Conservatory extension
- FF refitted shower room
- PVCu DG & gas CH
- Detached garage and off road parking for two cars
- Gardens
- No chain





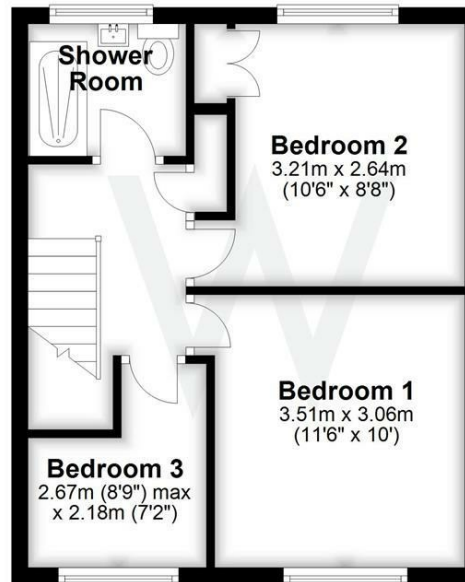
### Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



### First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2537.56 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From Salisbury take the A338 to Downton. Proceed over the roundabout and turn left at the traffic lights into The Borough. Proceed through Downton, up the hill and turn right in to Moot Lane. Twynham Close can be found on the left hand side and the property can be found towards the end on the right hand side.

What3words:///sleeper.liquids.beginning

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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>	72	81
	EU Directive 2002/91/EC	