



5 BERWICK HOUSE

Berwick St Leonard, Salisbury, Wiltshire SP3 5SN

A light and airy first floor 2 bedroom flat



A pretty 2 bedroom first floor flat with a large, shared garden to the front, parking to the rear, a garage and a laundry shed.

RENT	AVAILABLE	BEDROOMS	EPC	COUNCIL TAX
£1,100 pcm	Summer 2026	2	C (71)	Band A · Wiltshire

FONTHILL ESTATE · The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH
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DESCRIPTION & LOCATION

A stunning 2 bed flat in this late 18th century property. 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. Café / B&B and distillery in the next village and a bus stop a few metres from the flat.

ACCOMMODATION

ROOM	DIMENSIONS	FEATURES
Sitting Room	5.04m × 3.97m	Curved wall, large sash windows overlooking the garden, open fire place
Kitchen	3.73m × 1.90m	Fitted units, integrated electric oven, hob, sash window overlooking garden
Bathroom	—	Bath with shower over, basin and WC. Heated towel rail.
Bedroom One	5.01m × 3.65m	Decorative fireplace and wardrobe, sash window overlooking garden and winterbourne
Bedroom Two	3.71m × 3.44m	Wardrobe and shelving

OUTSIDE

Large communal garden, mainly lawn. Private washing room/store in the adjacent yard with plumbing for washing machine and electric for dryer, freezer and garden storage. Garage to the rear, parking behind the main house.

SERVICES & UTILITIES

Biomass central heating and hot water supplied by the Estate recharged at £21 per month. Septic tank drainage recharged at £5 per month. Water provided from the Estate borehole. Water recharged by the Landlord at £25 pcm and Service Charge for lawn mowing and cleaning of communal areas and upkeep recharged at £31 per month. Ofcom indicates Ultrafast fibre broadband (up to 1000 Mbps) is available, with Wessex Internet as the provider. Tenants' responsibility to arrange connection. Mobile signal is good. Tenants to satisfy themselves via the Ofcom checker

FEES, CHARGES & TERMS

Rent: £1,100 pcm, payable monthly in advance by direct debit, exclusive of council tax and utilities.
Holding deposit: £250 (one week's rent), deducted from the first month's rent on signing.
Tenancy deposit: £1,265 (five weeks' rent), held as security.
Council Tax: Band A · Wiltshire Council.

AVAILABILITY

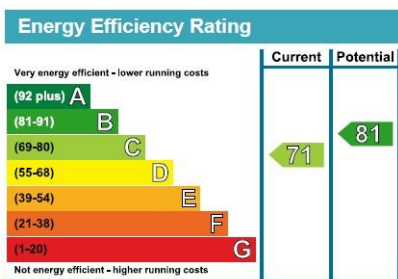
Available from June 2026

RESTRICTIONS

Pets by negotiation

EPC

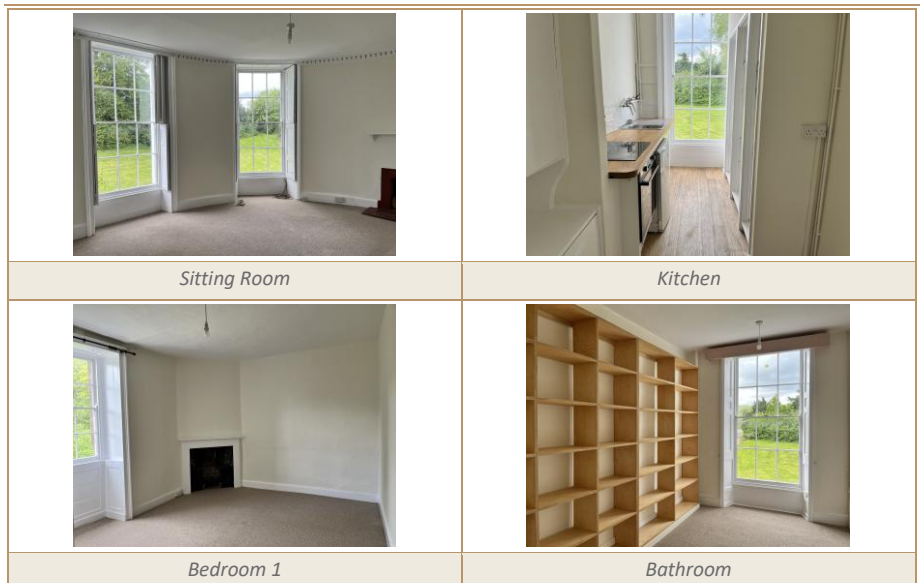
The flat has an EPC rating of C (71)



VIEWINGS

Strictly by appointment through Fonthill Estate on 01747 820 246.

INTERIOR PHOTOS



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.