



Kiddle Cottage

Berwick St John, Shaftesbury, Dorset, SP7 0HA

Charming Semi-Detached Cottage

One bedroom cottage located in the sought after village of Berwick St John, benefitting from allocated off road parking.

£800 per calendar month | Available Now

t. 01747 356099

w. fowlerfortescue.co.uk



Kiddle Cottage
Berwick St. John
Shaftesbury
Dorset
SP7 0HA

Description & Location

Kiddle Cottage is located in the picturesque village of Berwick St John, this well presented 1-bedroom, 1-bathroom semi-detached property offers a perfect blend of countryside charm and modern comfort. The cottage features a well-equipped kitchen with built in appliances. The bright living space creates a welcoming environment, complemented by tasteful finishes throughout.

Additional benefits include allocated parking for convenience and easy access. This property is ideal for a single professional or couple seeking a rural setting.

Available for a long term let. Early viewing recommended.

Berwick St John is a delightful village characterised by period property, having a well-regarded public house, working blacksmith, village hall and church. The village is located in the Chalke Valley surrounded by chalk down land. The nearby town of Shaftesbury (6 miles) and Cathedral City of Salisbury (17 miles) provide a range of services for most everyday requirements and the nearby villages of Ludwell and Broadchalke have village shops, butchers and primary schools. The area benefits from excellent communication links with the A303 (14 miles), providing access to London and the South West as well as a mainline railway station at Tisbury (6 miles).

Accommodation

The ground floor comprises:

KITCHEN

with electric cooker, hob & extractor, fitted washer/dryer and space for fridge/freezer

LIVING ROOM

with TV & Phone Points

The first floor comprises:

BEDROOM

double with cupboard

EN SUITE BATHROOM

comprising bath with shower attachment, hand basin and WC

EPC

The property has an EPC rating of E49

Pets

By negotiation.

Local Authority

Council Tax Band A (Wiltshire Council)

Availability

The property is available now.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services

The property is heated via high heat retention electric night storage heaters and served by mains water and drainage.

Broadband & Mobile Coverage

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet and Openreach being the only providers. Mobile phone signal is very limited, with EE only offering a limited indoor service. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker

Photos



Kitchen



Living Room

Terms

The rent is £800 per calendar month, payable in advance, exclusive of council tax and all utilities. in advance by Direct Debit.

A holding deposit of £180 is payable to secure the property (see further details and conditions in our fee summary) and £920 is payable as a security deposit.

Viewings

Strictly by prior appointment through Fowler Fortescue

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



RICS

