



24 Wyndham Terrace, Salisbury, SP1 3AF
£1,400 pcm





THE PROPERTY

A recently refurbished, light and airy, 3/4 bedroom, three storey period terraced house in a quiet lane alongside Wyndham Park, with private parking, garden and lovely views.

LOCATION

The house is located within a popular residential part of Salisbury which is a level walk from the city's excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes).

ACCOMMODATION

Front door leads to:-

Entrance Hall

Dado rail. Heating thermostat. Radiator. Under stairs storage. Coat hooks. Newly fitted carpet. Stairs to first floor. Doors to:-

Sitting Room

15'3 max x 10'2 (4.65m max x 3.10m)

A bright and sunny room with windows and french door to outside. Radiator. Newly fitted carpets.

Dining Room

13'8 x 11'11 (4.17m x 3.63m)

Window to rear. Radiator. TV aerial point. Fitted display cabinet. Newly fitted carpet. Door to:

Kitchen

11'0 x 7'0 (3.35m x 2.13m)

Fitted with a modern range of base cupboards and drawers. Worktop over with tiled splashback and stainless steel sink and drainer. Integrated oven with hob and extractor above. Space for tall fridge freezer. Radiator. Vinyl floor. Window to side. Extractor. Door to:-

Lobby

8'1 x 4'7 (2.46m x 1.40m)

Door to Queens Road. Radiator. Wall mounted boiler

for central heating and hot water. Door to courtyard. Door to:-

Shower Room/Utility

8'1 x 4'7 (2.46m x 1.40m)

A useful room with sink, radiator, washing machine and gas meter. Window to side. Door to WC and freestanding shower cubicle with shower and is fully tiled.

From the hallway, stairs lead to:-

First Floor Landing

Stairs to second floor. Doors to:-

Bedroom 1

13'8 x 12' (4.17m x 3.66m)

A good size double bedroom. Window to front with views across the park. Radiator. Fitted wardrobes. Freestanding sink set into vanity unit. Newly fitted carpet.

Bedroom 2

13'4 x 12'1 (4.06m x 3.68m)

Another good size double. Window to rear. Radiator. Fitted wardrobes. Fitted shelving. Sink set into vanity unit. Newly fitted carpets.

Second Floor Landing

Doors to:

WC

Wc. Vinyl flooring.

Bedroom 3

13'8 x 12'1 (4.17m x 3.68m)

A good size double. Window to front. Fitted cupboards and wardrobe. Radiator. Views across the park. Newly fitted carpet.

Family Bathroom

6'10 x 4'8 (2.08m x 1.42m)

Newly fitted white suite of bath with shower over and sink set into vanity unit. Heated towel rail. Half tiled walls. Mirror. Extractor.

Bedroom 4/Study

10'1 x 5'11 (3.07m x 1.80m)

Fitted with a good range of cupboards and shelving. Window to rear. Airing cupboard. Radiator. Newly fitted carpet.

OUTSIDE

To the front of the property there is parking for one/two cars. A pedestrian gate provides access to the front garden which is low maintenance. There are well stocked shrub borders.

At the rear of the property there is an outside shed and a small paved area. Please note the garden is at the front of this property.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating for central heating and hot water.

COUNCIL TAX

Salisbury City Council - Band D. Current Annual Rate 2021-22 £2,015.63

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy

(minimum term of six months, thereafter on a monthly basis).

HOLDING DEPOSIT

Equivalent to one week's rent.

DILAPIDATION DEPOSIT

Equivalent to five week's rent.

For further details concerning tenant fees, please contact the office or visit our website www.myddeltonmajor.co.uk.

DIRECTIONS

From the city centre head north along Castle Street and before the railway bridge, turn right into Wyndham Road. Take the first right turn into Swaynes Close and continue along this road where Wyndham Terrace can be found at the bottom of the road on the left hand side. No 24 can be found at the top of the Terrace on the left hand side.





Ground Floor
 Approximate Gross Internal Floor Area 1,415 Sq. Ft./ 131 Sq. M
 Measurements quoted are to IPMS: Residential 2
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 Drawing Number : 164-0037



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(01-01) A		
(81-91) B			(01-01) B		
(69-80) C			(01-01) C		
(55-68) D			(01-01) D		
(39-54) E	45	51	(01-01) E	40	45
(21-38) F			(01-01) F		
(1-20) G			(01-01) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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