



8 Churchill Court, Wilton, Salisbury, Wiltshire, SP2 0HL  
£775 PCM







## DESCRIPTION

8 Churchill Court is a recently refurbished, light and airy 2 bedroom flat in a quiet set back location of Wilton with attractive views across the common. There is a communal laundry drying areas accessible to the block, and three steps up to the property.

## LOCATION

Churchill Court is conveniently situated close to the centre of the bustling market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury, with its excellent range of cultural, retail and educational amenities. There is a regular bus service and Park & Ride service between the two. Wilton itself has good day to day amenities including a florist, bakery, convenience store, banks, post office, library, cafes, pubs and restaurants as well as the weekly market held in The Square.

## ACCOMMODATION

## HALLWAY

The front door opens up to a large entrance and hall way which has been redecorated throughout and new carpet laid. A storage cupboard is provided as well as space for a stand alone fridge / freezer.

## BEDROOM 1

A good sized second bedroom with four double built in wardrobes and a large double glazed window to the rear of the property overlooking the common. This room has been freshly redecorated with new carpets laid and benefits from having a radiator and sockets with twin USB outlets.

## BEDROOM 2

A large double sized bedroom with double glazed window to the rear of the property overlooking the common. The room has been freshly redecorated partly with wallpaper and further benefits from a newly laid carpet a radiator and sockets with twin USB outlets.

## SITTING ROOM / DINING ROOM

A large and bright room with dual aspect windows to the front and rear of the property. The room has been redecorated throughout and refurbished with a new carpet. Radiator, television point and ample sockets, some with twin USB outlets. Door to balcony.

The balcony is set into the property overlooking the common and benefits from having tiled flooring, an exterior light and washing line.

## KITCHEN

Vinyl flooring throughout with a wonderful range of wall and floor mounted units and a granite effect bevelled edged worktop with tiled splashbacks and an inset 1 1/2 bowl stainless steel sink with mixer tap. The kitchen benefits from an new electric oven and ceramic hob with extractor hood over. There is space for a washing machine and an alcove area

where the boiler is located. The room further benefits from under counter lights and plug sockets with twin USB outlets. Large double glazed window to the front aspect of the property casts plenty of natural light into the room.

### W/C

A low level W/C with partly tiled walls and frosted window.

### SHOWER ROOM

A nicely proportioned room which has been tiled throughout and stylishly fitted with a modern wash basin with mixer tap and a corner shower with a curved glass shower screen. The room further benefits from a heated towel rail, a cupboard under the sink, and a mirror above the sink.

### OUTSIDE

Outside the front door is a lockable cupboard where the meters for the property are located.

A shed is also available for additional storage.

### SERVICES

Mains gas, electricity, water, drainage and telephone.

### COUNCIL TAX

Council tax band A. Currently £1,305.44 per annum.

### TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

### RESTRICTIONS

No children, pets, smokers or sharers.

### DIRECTIONS

Follow the A36 west from Salisbury to Wilton. Turn left at the roundabout and follow A30 into the town centre. At the traffic lights turn right into North Street and then turn right into Churchill Court after the Coop. Keep left on Churchill Court and the Flat 8 is in the first block of flats at the front of the development. The entrance is just next to the white shuttered storage sheds.

### HOLDING DEPOSIT

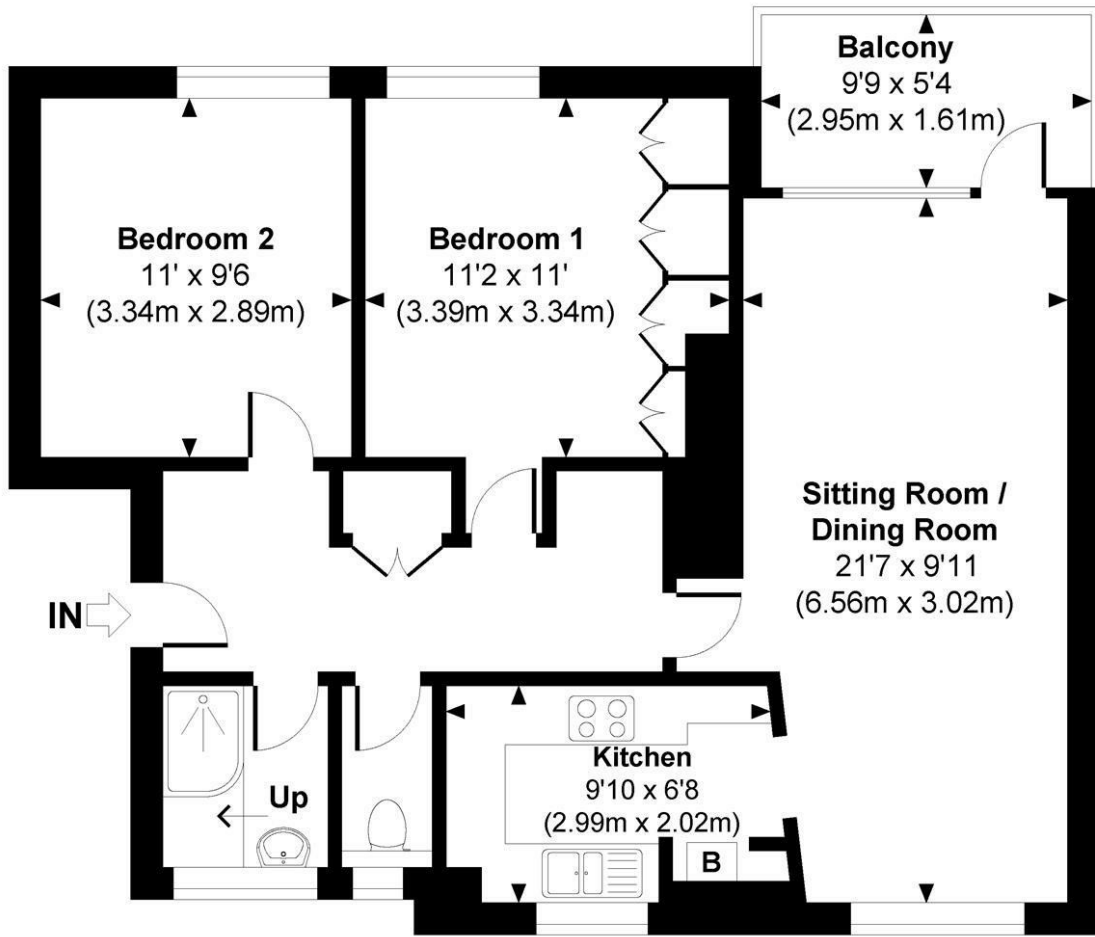
Equivalent to one week's rent.

### DILAPIDATIONS DEPOSIT

Equivalent to five weeks' rent to be held by The Deposit Protection Service for the duration of the tenancy. For further details concerning tenant fees, please contact the office or visit our website at [www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

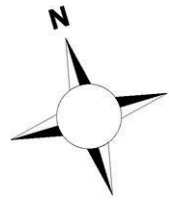




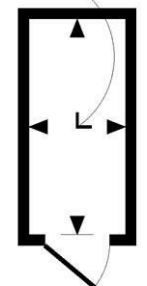


### Churchill Court

Approximate Gross Internal Area  
 Main House = 679 Sq Ft / 63.10 Sq M  
 Store = 20 Sq Ft / 1.81 Sq M  
 Total = 699 Sq Ft / 64.91 Sq M  
 Outbuildings are not shown  
 in correct orientation or location.



Store  
 6'7 x 3'  
 (2.01m x 0.90m)



STORE



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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