



10 St Lukes Close, Bishopdown Farm, Salisbury, SP1 3FD
£875 Per Month





DESCRIPTION

10 St Lukes Close is a well present two bedroom modern semi-detached house having been recarpeted and redecorated through out and with newly fitted kitchen. It has a fully enclosed private garden, and two parking spaces.

LOCATION

St Lukes Close is a quiet 'U-shaped' cul-de-sac which forms part of the popular area of Bishopdown Farm, situated on the northern edge of Salisbury. The development is well-served by local amenities including a primary school, convenience store, doctors surgery, veterinary practice, health club & gym, childrens' play area and recreation ground.

ACCOMMODATION

Approached via the front path, the front door opens into the:-

Entrance Hall

Doors to ground floor rooms, stairs to first floor. Newly carpeted.

Living Room

Newly carpeted throughout with window overlooking the front garden. Space extends under the stairs and door to the kitchen. Television and telephone points.

Kitchen

Newly fitted with a range of wall and floor mounted units in a cream gloss, wood effect work top with stainless steel sink, drainer and mixer tap below the window overlooking the rear garden. Integrated 4 ring gas hob with extractor hood, electric oven and grill, washing machine (on a non-maintenance basis) and space for a tall fridge/freezer. Wall-mounted gas boiler for central heating. Back door to the rear garden. Space for a small table and slim larder cupboard.

Landing

Loft access, doors to bedrooms and bathroom.

Bedroom 1

A comfortable double with a window to the front. Airing cupboard containing hot water tank and fitted wardrobe with sliding glass doors.

Bathroom

Fitted with a white suite of low level w/c, washbasin and bath with mixer tap with wall-mounted shower attachment and a glass shower screen. Part-tiled walls and vinyl floor, extractor fan and mirror.

Bedroom 2

A good-sized single room with window overlooking the rear garden.

OUTSIDE

At the front behind a low hedge is a small lawn with a path to the front door.

With access from the kitchen and a gate at the end of the garden, enclosed one side by panel fencing and chainlink to the other. mainly laid to lawn with a small terrace and gravel path. Small shed to the end of the garden.

From the garden gate there is a path that runs along the rear of the houses to a parking area where there is 2 allocated parking spaces for No. 10.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band C. Current Annual Rate

RESTRICTIONS

No sharers, smokers, children or pets.

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months).

DIRECTIONS

Leaving the city centre heading north-east on the

A30 (London Road), after the Park & Ride, turn left at the 1st roundabout onto St Thomas Way. St Lukes Close is the first turning on the right hand side and No. 10 is in centre of the cul-de-sac, marked by our To Let board.

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



