



46 Rollestone Street, Salisbury, SP1 1ED
£975 PCM





DESCRIPTION

46 Rollestone Street is a well-proportioned and bright three bedroom townhouse with a good mix of modern accommodation and original features. With three bedrooms, arranged over three floors, a newly refurbished shower room, new flooring and recently redecorated throughout, the property is presented in excellent condition throughout. It also has a small private courtyard garden.

LOCATION

Rollestone Street is part of Salisbury's Medieval Chequer system and is a short, level walk from all of the city's excellent range of facilities – shopping, leisure and cultural. The market square, which has a twice weekly charter market, lies at the end of Endless Street whilst Salisbury also has a mainline train station with trains to London Waterloo (journey time approximately 90 minutes).

ACCOMMODATION

From Rollestone Street, the front door opens into the:-

Living Room

A light and airy room with double glazed window overlooking Rollestone Street. The room is open-plan but naturally separated by the staircase in the centre of the room, which also allows for storage below and plenty of room to move around.

The front area has the enclosed chimney breast forming an attractive feature and boxing contains the utility supplies and consumer unit and creates useful shelving. Beyond the staircase is a good dining area with open doorway to the kitchen and an open serving hatch.

The room is painted neutrally in white with plenty of power points and a telephone and television point, Drayton room thermostat and a large radiator in the centre of the room. The floors are laid with an attractive oak effect wood laminate.

Kitchen

With open doorway from the living room, the kitchen is

fitted with a good range of floor and wall mounted units in white with chrome handles and a contrasting dark laminate worktop. There is a 1 1/2 bowl stainless steel sink with drainer board and mixer tap and appliances include freestanding under counter fridge and freezer, a Logic electric oven and ceramic hob with extractor fan over. There is space and plumbing for a washing machine and dishwasher or tumble dryer. The window and a UPVC back door overlooks the rear courtyard garden. As with the living room, the walls are painted white, the splash backs above the work tops are tiled in a dark stone effect tile and the floor is covered in a tile effect linoleum.

From the living room there are stairs to the first floor landing with doors to the first floor bedrooms and shower room. The floor is laid with a new grey coloured carpet and continue up the stairs to the second floor room.

Bedroom One

At the front of the house is a double room with double glazed window overlooking Rolleston Street and views of the Cathedral Spire. There are power points, a radiator and the original brick chimney breast which has painted white to match the rest of the room. The new carpets continue from the landing.

Bedroom Two

A small single bedroom with views to the back of the property through the double glazed window. There is a radiator, power points and a cupboard over the stairs with light. The new carpets continue from the landing.

Shower Room

Newly fitted with a modern white suite of low-level WC, wash basin with mixer tap, cupboard below and mirror above. There is a walk-in shower enclosure with glass sliding shower screen, modern Methven shower with deluge detachment and frosted window overlooking the rear garden. The room has a heated towel rail and airing cupboard housing the ideal Combi boiler. The walls are painted white and tiled behind the fittings to full height in grey tiles which continue around the shower enclosure and window. The flooring is a grey wood effect laminate.



Stairs to the second floor and door to the:-

Bedroom Three

The second floor is a good double bedroom carpeted throughout and with a dormer window overlooking the rear of Rolleston Street. There is a radiator, power points with USB ports and attractive exposed beams to ceiling. There is also useful storage in the eaves.

OUTSIDE

There is a rear courtyard garden which has been decked to allow low maintenance use. The walls are painted in cream and there is a useful 'Butler's sink' on a stand.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band C. Current Annual Rate £1,873.56 (2021/22)

RESTRICTIONS

No sharers, smokers or pets.

TENANCY

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



HOLDING DEPOSIT

Equivalent to one week's rent

DILAPIDATION DEPOSIT

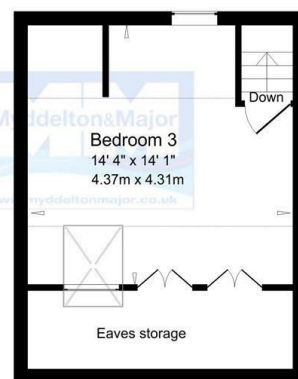
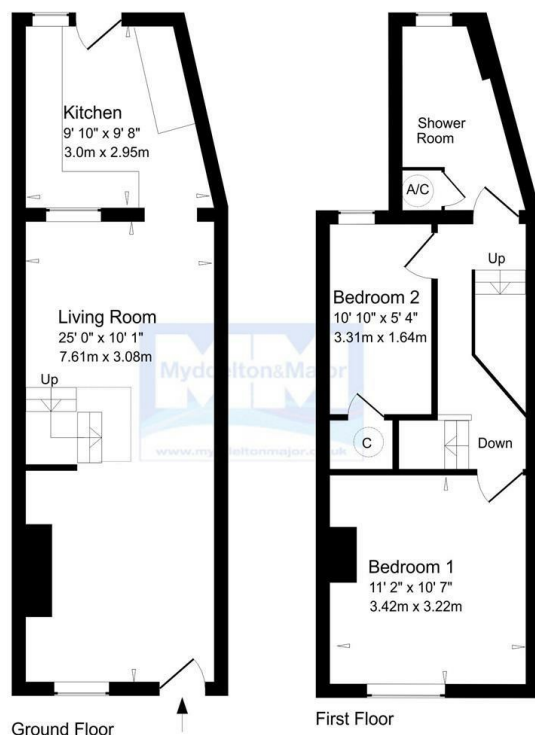
Equivalent to five weeks' rent to be held by The Deposit Protection Service for the duration of the tenancy.

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

DIRECTIONS

From the Market Square continue along Blue Boar Row and turn left onto Endless Street, then turn right onto Salt Lane and left again onto Rolleston Street. Number 46 can be found after the blue service gate on the right hand side.





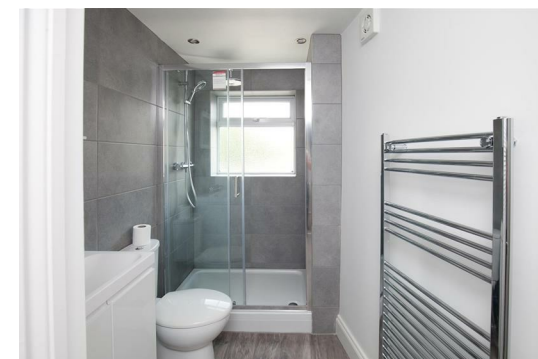
Second Floor



Ground Floor

First Floor

Approximate Gross Internal Floor Area 860 Sq. Ft./ 80 Sq. M.
Measurements quoted are to IPMS: Residential 2.
For indicative purposes only. Copyright Jemesis Ltd 2020.
Drawing Number: 164-00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	81
England & Wales	EU Directive 2002/91/EC	

49 High Street Salisbury Wiltshire SP1 2PD

01722 337579

www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: – i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract.

ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.