



11a Townsend Cottages, Wylde, Salisbury, Wiltshire, BA12 0RZ

£234,750 Freehold

A two bedroom end of terrace house in a popular village and offered to the market with no chain.

Description

The property is a two bedroom end terraced house situated within the popular village of Wyllye. The property offers well proportioned accommodation which comprises an entrance lobby with a built-in cupboard and a sitting/dining room with patio doors on to the garden. There is a kitchen, a utility area and a large south-facing garden. On the first floor are two bedrooms with the main bedroom having an extensive range of fitted wardrobes and there is a family bathroom which has a white suite and a shower over the bath. Further benefits include PVCu double glazing, oil central heating and off-road parking for two cars. The rear aspect is particularly nice with far-reaching southerly rural views. Wyllye is a popular village with a post office/shop, a popular public house and it offers easy access onto the A303 and the A36 towards Salisbury. NO CHAIN.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance porch

Window to front, storage cupboard, part glazed front door to;

Sitting/dining room 19'8" x 17'1" both max l-shaped room. (6.00m x 5.21m both max l-shaped room.)

Window to front, two radiators, TV point, stairs with cupboard under, space for table and chairs, patio doors to garden.

Kitchen 9'6" x 8'10" (2.90m x 2.70m)

Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven, hob and extractor, space/plumbing for washing machine and slimline dishwasher, integrated fridge/freezer and wine rack, sink and drainer, through to;

Utility area

Work surface with space under for two electrical appliances, floor mounted oil fired boiler, part glazed door to garden and window to rear.

Stairs to first floor - landing

Loft access and cupboard with hanging rail and shelving.

Bedroom one 13'1" x 10'9" (4.00m x 3.29m)

Window to rear, radiator.

Bedroom two 17'1" x 6'2" (5.21m x 1.90m)

Two windows to front, radiator, fitted cupboards with over stair wardrobe.

Bathroom

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, panelled bath with shower and shower over, part tiled walls, heated towel rail and radiator, extractor, obscure glazed window to rear.

Outside

To the front of the property is an area of open plan lawn with a path to the front door as well as a road side layby for parking. The rear garden is lawned with a timber shed and fenced on all sides. There is a rear gate that leads to a parking area for two cars with a further space on the opposite side of the road.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £1954.57

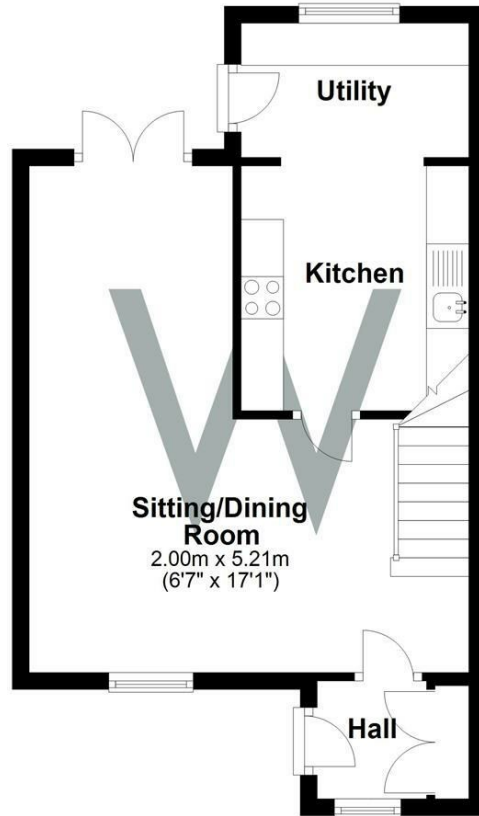
Directions

Leave our offices in Salisbury and proceed out on the A36 Wilton Road. At the roundabout go straight across onto the A36 Warminster Road passing through the villages of South Newton and Stapleford. Upon reaching the signpost to Wyllye turn left onto the A36 before taking the next left into the village of Wyllye. Continue past the public house on the left hand side and the road bends to the right. The property can be found after a short distance on the left hand side.

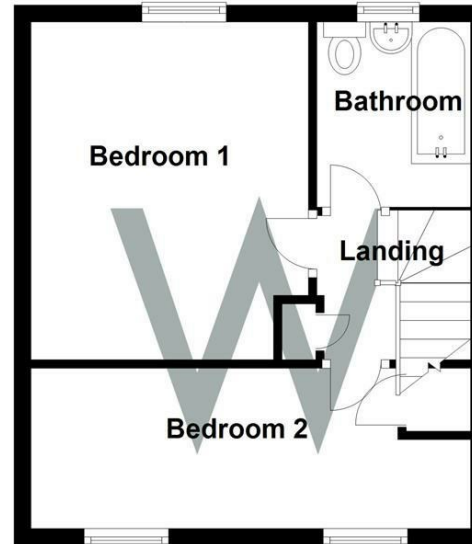
WHAT3WORDS

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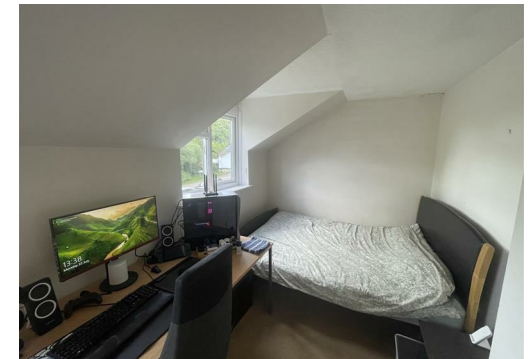
Ground Floor
Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor
Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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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