



7 Belgrave Terrace, York Road, Salisbury, Wiltshire, SP2 7AP

£1,500 pcm





DESCRIPTION

A modern three storey townhouse with good-sized and flexible accommodation, high quality fittings throughout, private garden and 1 allocated parking space within easy reach of the city centre and railway station.

LOCATION

Belgrave Terrace is a recently constructed terrace of townhouses built by Talisman Homes and is only a short walk from the railway station, several restaurants and the city centre with its excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.



ACCOMMODATION

Front door leads to:-

Entrance hall

Laminate flooring. Radiator. Alarm control panel. Telephone point. Fuse box. Understairs cupboard and additional cupboard. Heating thermostat. Doors to:

Sitting Room

11'5" x 8'11" (3.48 x 2.72)

Double glazed sash windows to front. TV aerial point. Radiator.

Cloakroom

6'5 x 6'2 (1.96m x 1.88m)

Fitted with a brand new white suite of WC with concealed cistern, hand wash basin with cupboard below. Work surfaces with space and plumbing below for washing machine and tumble dryer.

Kitchen/Breakfast Room

13'3 x 11'4 (4.04m x 3.45m)

Fitted with a modern fitted kitchen to comprise base cupboards, drawer units and wall mounted units. Worktop with matching up-stand and inset sink and drainer unit. Integrated fridge and freezer, electric double oven, dishwasher, and four ring gas hob with extractor over. Laminate flooring. Double glazed window to rear. French doors to garden. Space for table and chairs. Radiator.

First floor landing

Heating thermostat. Stairs to first floor. Doors to:-

Living Room

13'5" x 13'3" (4.09 x 4.04)

A good size reception room with double glazed windows to front. TV aerial point. Radiator.

Bathroom

6'9 x 5'10 (2.06m x 1.78m)

Fitted with a white suite of WC, hand wash basin and

bath with shower over. Fully tiled walls to bath area. Tied floor. Heated towel rail. Shaver point.

Bedroom 2

13'3" x 6'9" (4.04 x 2.06)

Two double glazed windows to rear. Radiator.

Second floor landing

Heating thermostat. Airing cupboard. Doors to:

Bedroom 4 / Study

6'10" x 6'0" (2.08 x 1.83)

Window to rear. Radiator. Telephone point.

Bedroom 3

10'5" x 6'9" (3.18 x 2.06)

Window to rear. Radiator.

Bedroom 1

13'3" x 10'7" (4.04 x 3.23)

A good size double bedroom with a good range of fitted wardrobes. Two windows to front. Radiator. Door to:

En-suite Shower Room

6'6 x 6'2 (1.98m x 1.88m)

Fitted with a white suite of WC, hand wash basin with

storage below and shower cubicle. Heated towel rail. Tiled floor.

OUTSIDE

To the front of the property there is a small area of garden laid to shingle. A pathway leads to the front door.

The rear garden is fully paved with a small flower border with a tool shed. Pedestrian access to rear. Outside tap. Outside light.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band D. Current Annual Rate 2022/23 £2,191.82

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).

DIRECTIONS

From the city centre head west along Fisherton Street, pass under the railway bridge and at the St Pauls roundabout take the A360 (Devizes Road), and immediately right into York Road where Belgrave Terrace can then be found on the left hand side.

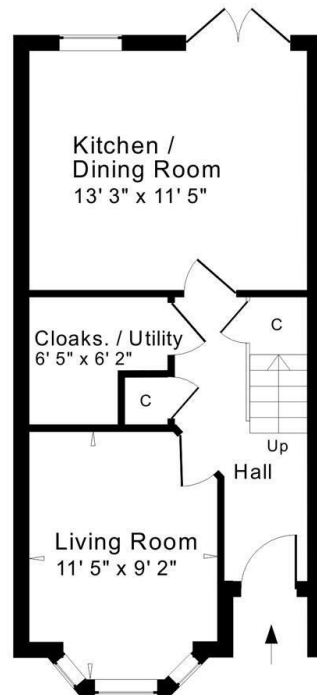
HOLDING DEPOSIT

Equivalent to one week's rent

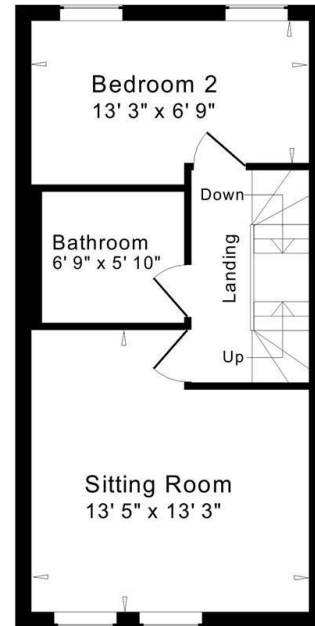
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Equivalent to five week's rent

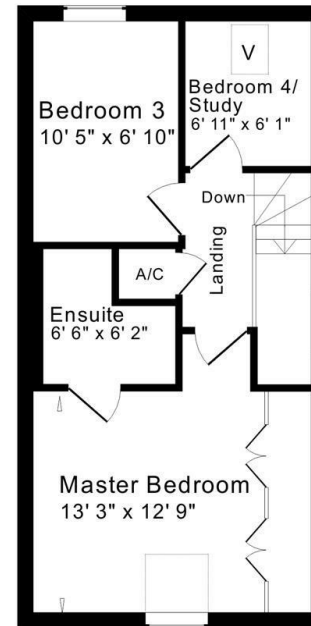




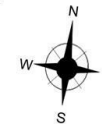
Ground Floor



First Floor



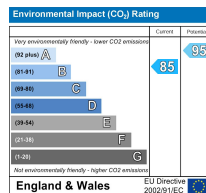
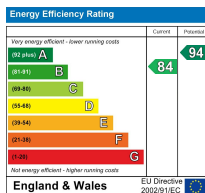
Second Floor



Approximate Gross Internal Floor Area 1,120 Sq. Ft./ 104 Sq. M

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