





A furnished one bedroom annexe with good sized accommodation and parking.

Size: 580 sq ft

Council Tax: Wiltshire £1,683.96 (2024/25), Band A



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity, water and telephone.
Oil central heating.

Other Fees: See Website.

Old School Annexe, Tidworth Road, Boscombe Salisbury, Wiltshire, SP4 0AB

- First Floor Maisonette
- Fully Furnished
- Parking for one vehicle
- Spacious accommodation
- Comfortably furnished
- Oil central heating
- Independent utilities & council tax

The Property

A self-contained first floor maisonette above the garage of the Old School House, set in the centre of this popular Bourne Valley village.

With its own front door, and independent utility supplies and council tax, the property enjoys a good level of privacy and independence from the main house. The accommodation is light, spacious, comfortably furnished and well equipped. Parking for one vehicle within the main driveway.

N.B. there is no private external space allocated to the annexe.

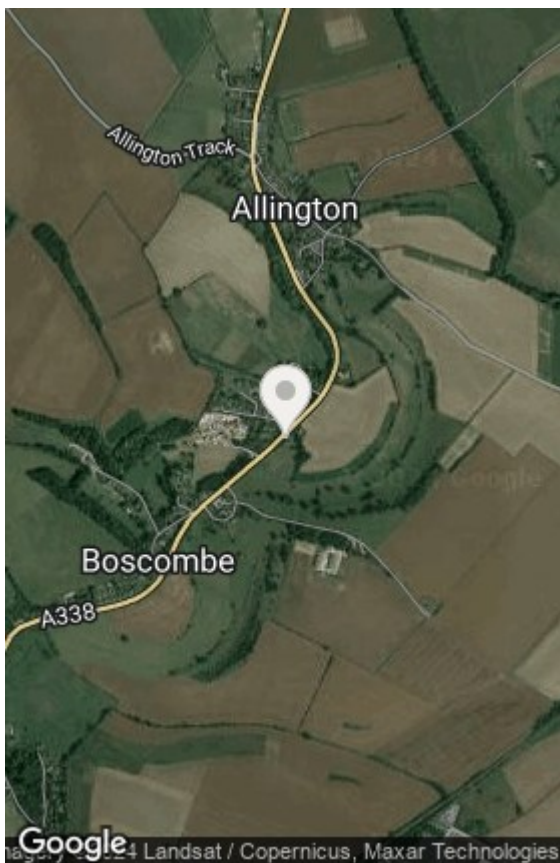
Location

The Old School is set in the heart of Boscombe, a pretty villlage surrounded by open countryside, with the River Bourne running through it. There is a public house and church in the village. The neighbouring village of Porton has a takeaway and a general store/post office. Nearby Newton Toney also offers an award winning pub, The Malet Arms. The A303 is easily accessible, allowing easy access to Andover, Basingstoke, London and the West Country. There are main line railway stations in the nearby village of Grateley (10 minute drive) and Salisbury (8 miles away) both providing regular services to London Waterloo and the West Country.

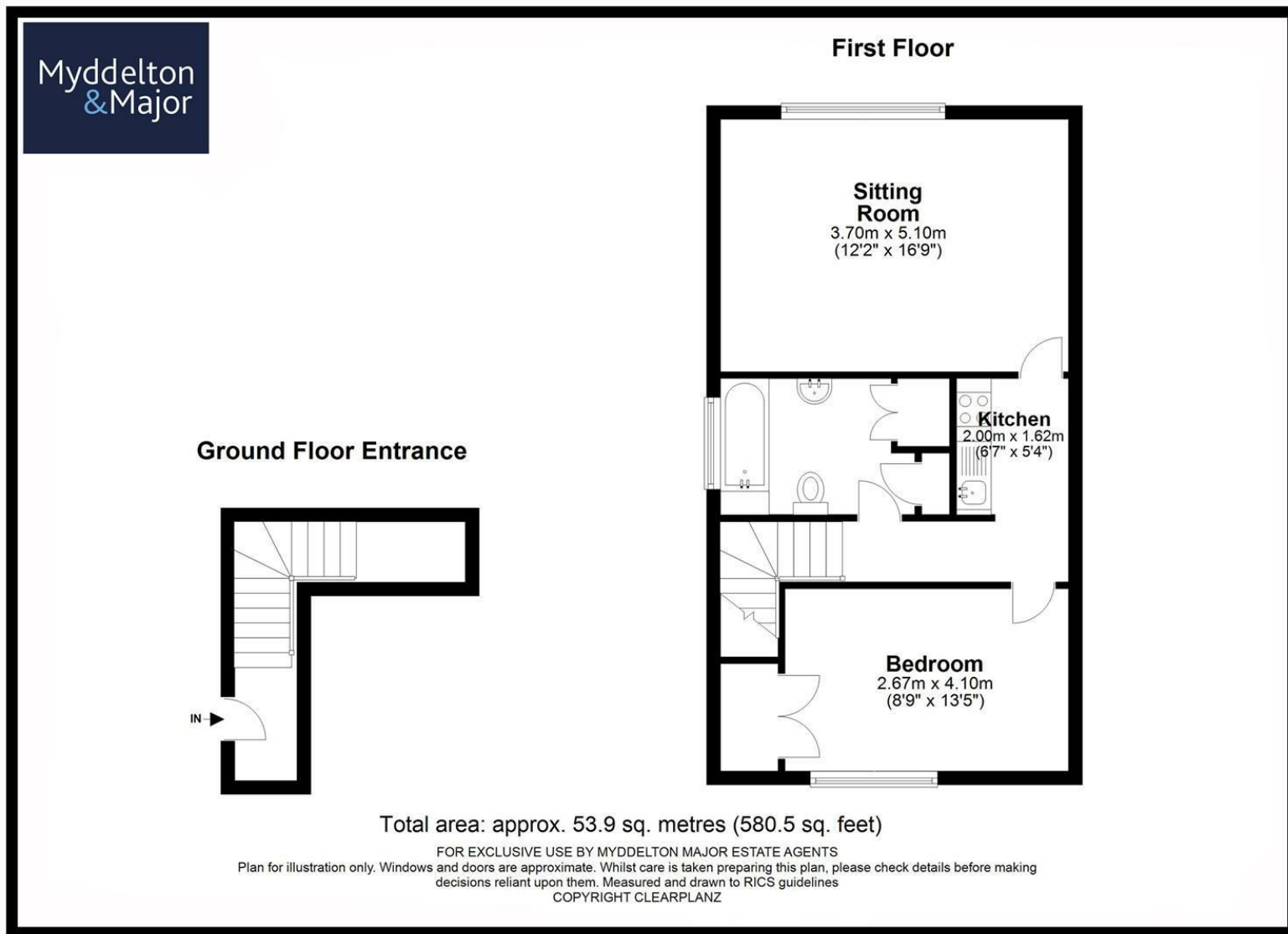
Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales	EU Directive 2002/91/EC	



Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photograph and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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