



28 Bedwin Street, Salisbury, SP1 3UT

£1,200 PCM





DESCRIPTION

A nicely presented 3 bedroom terrace period house with some beautiful period features set in a prime position in the town centre, with a courtyard garden and enjoying excellent views of St Edmunds Church (Salisbury Arts Centre) and its surrounding park.

LOCATION

Bedwin Street is in an attractive and popular residential area close to the centre of Salisbury, with its excellent range of facilities – shopping, leisure, educational and cultural as well as the renowned Playhouse theatre and Arts Centre, 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

Wooden front door opens into:

Sitting room

The front door opens up to the sitting room with stunning oak flooring throughout. The large window to the front of the property overlooks Bedwin Street and is fitted with a curtain pole and curtains. Feature fireplace place with wooden mantle above and tiled hearth and built in recesses either side of the fireplace. Power points, television point and radiator. The room continues into the:-

Kitchen

A well proportioned kitchen with tiled flooring and beautiful exposed original beams overhead. The room provides a built in larder space, ample wall and base units with marble effect wooden worktop, inset stainless steel sink with 1 1/2 bowl and draining board with mixer tap. An 8 ring gas stove with 4

ovens below and extractor hood above is provided. Additional appliances include an integrated washing machine, dishwasher and under counter fridge. Open arch leads through to the conservatory

Conservatory

A bright room with French doors leading to the garden.

Stairs leading to:-

Bathroom

A great sized, light and bright room with a window to the side. The room provides a wood vanity unit surrounding the WC and sink with shavers mirror over, a large corner shower with glass doors and a bath with mirror over. The walls and partly tiled and the flooring is tiled throughout. The room further benefits from having an airing cupboard and heated towel rail.

Bedroom 1

a large and bright bedroom with a beautiful exposed brick wall and fireplace. The large bay window overlooks Exeter Street and has curtain tracks and curtains. The room further benefits from power points a radiator to wall and has carpeted flooring.

Bedroom 2

Second large double to the front of the property overlooking Bedwin Street. The bright room is carpeted, has a radiator and power points.

Bedroom 3

A good-sized single room with window overlooking the garden. Power points and radiator

OUTSIDE

A low maintenance rear garden laid with brick paving and raised flower bed immediately outside of the conservatory. Steps lead up to a section laid with shingle to the remainder of the garden.

SERVICES

Mains gas, electricity, water, drainage and telephone

COUNCIL TAX

Wiltshire County Council Band C. Amount 2022-23 £1,948.28

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 Market Square continue along Blue Boar Row and straight on into Winchester Street. Turn left into St Edmunds Church Street and continue to the end of the road, going straight over at the crossroads. Turn right onto Bedwin Street where the property will be on the right side, marked by our To Let board.

HOLDING DEPOSIT

Equivalent to one week's rent.

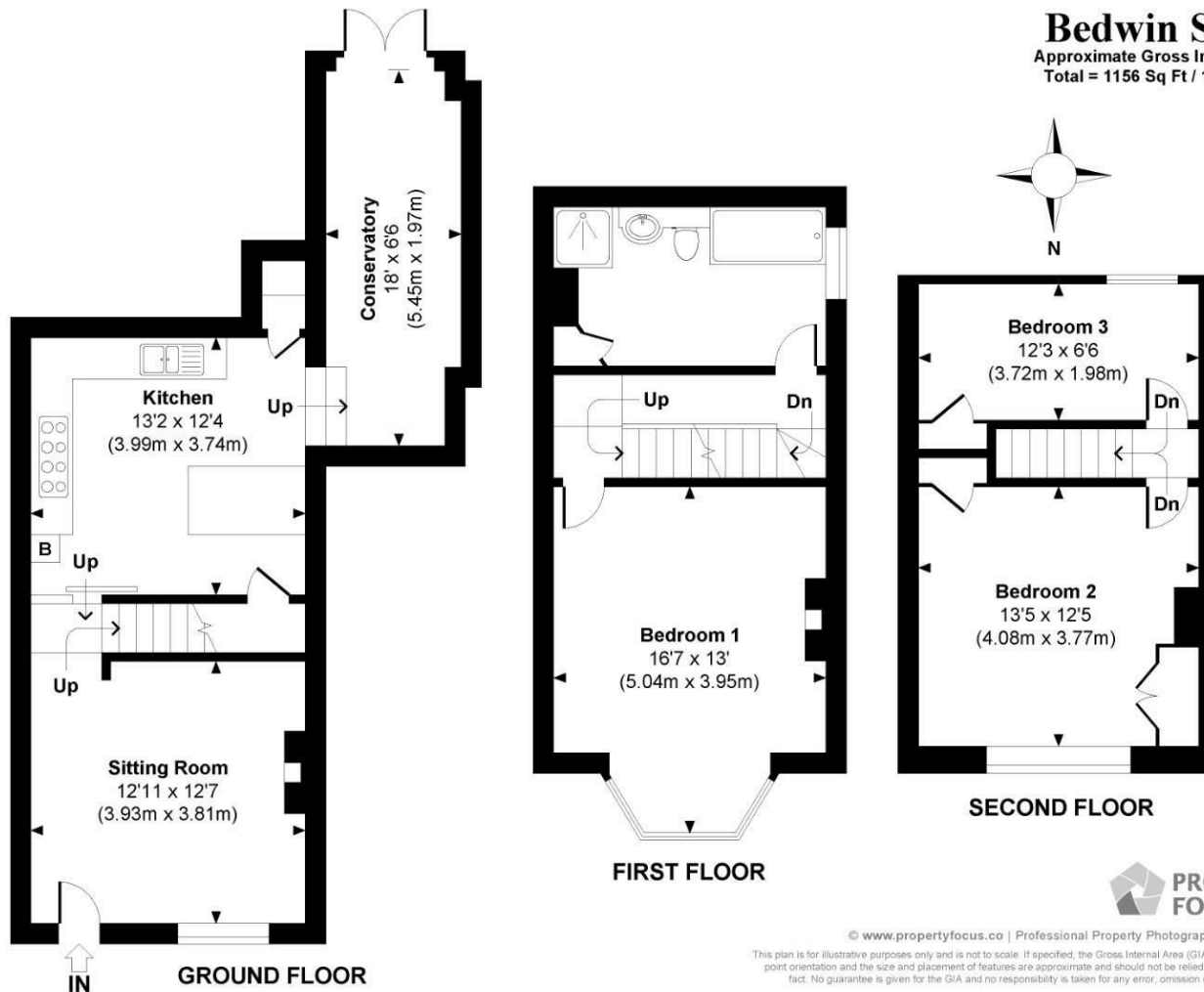
DILAPIDATIONS DEPOSIT

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



Bedwin Street

Approximate Gross Internal Area
Total = 1156 Sq Ft / 107.42 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(22-38) F	59	(22-38) F	59
(1-21) G		(1-21) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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