



Canonry Cottage, The Close, Salisbury, SP1 2EN
£2,500 pcm





DESCRIPTION

A delightful period attached cottage with three double bedrooms. The Cottage enjoys spacious accommodation, a pretty private garden and garage/workshop.

LOCATION

Situated in a quiet corner of The Close, the property enjoys wonderful views of the Cathedral.

ACCOMMODATION

Entrance Hall

11'9" x 4'1" (3.58m x 1.24m)
With tiled floor. Doors to:-

Sitting Room

19'10" x 12'0" (6.05m x 3.68m)
A light room with large bay window and double doors to the garden. Open fireplace with marble surround and hearth. Television and telephone points. Large arched opening into:-

Study Area

13'3" x 7'6" (4.06m x 2.29m)
Fitted with extensive range of cupboards and shelving. Telephone point.

Kitchen/Breakfast Room

18'11" x 15'3" (5.79m x 4.65m)
Fitted with a range of floor and wall mounted shaker style units, light laminate work tops, four ring gas hob with extractor fan over, electric oven & grill, stainless steel sink & drainer unit. Integrated fridge freezer and dish washer. Large bay window with double doors to garden.

Utility Room

10'5" x 4'5" (3.18m x 1.35m)
Wall mounted gas boiler for hot water and central heating. Floor mounted units with space and plumbing for washing machine.



Rear Hall

10'5" x 4'5" (3.18m x 1.35m)
Stairs to first floor, large cloak cupboard and two further storage cupboards.

Cloakroom

With WC and wash basin.

Landing

Airing Cupboard with hot water tank and separate linen cupboard. Doors all to rooms.

Bedroom 1

17'6" x 10'9" (5.33m x 3.28m)
A double room with view towards the Cathedral. Two wardrobes. Door to:-

Ensuite Shower Room

6'1" x 4'9" (1.85m x 1.45m)
Fitted with a white suite of low level WC and wash basin and fully tiled with shower cubicle. Velux window.

Bathroom

6'0" x 5'6" (1.85m x 1.70m)

Fitted with a white suite of low level WC, wash basin with mirror over and cabinet below. Bath with side mixer tap and shower over. Fully tiled floor and walls.

Bedroom 2

14'0" x 12'7" (4.27m x 3.84)

A large double room with two eaves cupboards and a double wardrobe. Attractive views.

Bedroom 3

14'9" x 8'11" (4.52m x 2.74m)

A double room with large wardrobe. Good views to the front. Room fitted telephone point.

OUTSIDE

The garden is entirely to the front of the cottage and is well stocked with mature trees and shrubs. There is a good-sized terrace, a lawn, parking for two cars and a brick garden store.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Band F. Current Annual Rate (2022/23) £3,165.96

RESTRICTIONS

No sharers, or smokers.

TENANCY

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

DIRECTIONS

Entering The Close via the High Street Gate, bear right round Choristers Green and follow West Walk past the Cathedral. Immediately after Leaden Hall School turn into a driveway. Canonry Cottage is on the left hand side.

HOLDING DEPOSIT

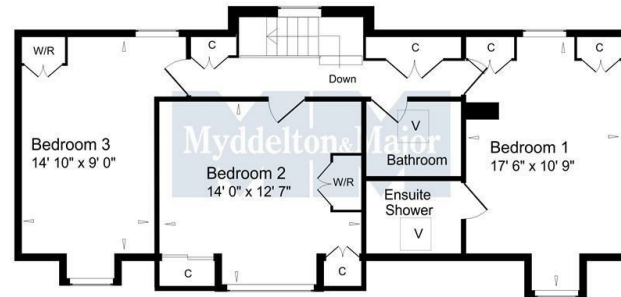
Equivalent to one week's rent.

DILAPIDATIONS DEPOSIT

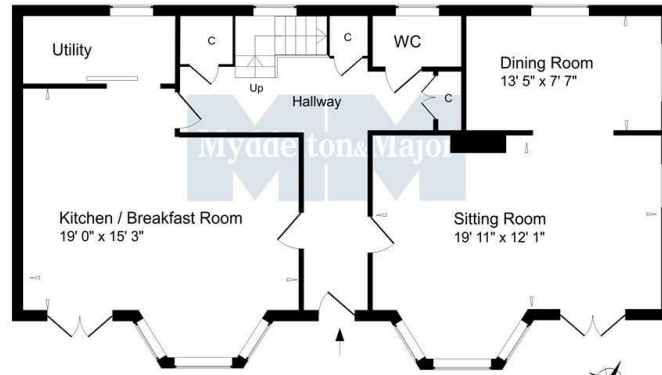
Equivalent to five weeks' rent to be held by The Deposit Protection Service for the duration of the tenancy. For

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





First Floor

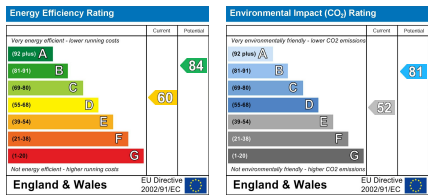


Ground Floor

Approximate Gross Internal Floor Area 1,580 Sq. Ft./ 147 Sq. M

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Drawing Number : 164-603j



49 High Street Salisbury Wiltshire SP1 2PD
01722 337579
www.myddeltonmajor.co.uk

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