



35 Riverside, Wilton

Myddelton&Major



35 Riverside, Wilton Salisbury, Wiltshire, SP2 0HW

- 2 Bedroom House
- Stylishly presented
- Pretty Courtyard Garden
- Walking distance of Wilton town centre

The Property

35 Riverside has been recently decorated and with new carpets the property comes in very good order.

The accommodation includes a light entrance hall with wooden floors; a dining room with an archway into the sitting room making a double length living area, with doors to the rear garden. The kitchen is fitted with shaker style floor mounted units, wooden worktops and tiled splash backs to sink and hob. Stainless steel range style cooker with 5 ring gas hob and extractor fan over. Butler sink with mixer tap, free standing fridge freezer and washing machine.

The first floor is carpeted and has two double bedrooms and a good size bathroom with a white suite of low level WC, sink with mirror above and cabinet below. Bath with mixer tap and shower attachment. A corner shower with glass sliding doors.

To the rear of the property is an L-shaped paved courtyard garden enclosed by a 5ft high lattice fence giving unrestricted views of the river.

N.B. There is a right of way across the garden for No. 35.

Location

Riverside is a quiet no-through and unadopted street conveniently situated near to the centre of the bustling market town of Wilton, which lies c. 4 miles west of Salisbury. There is a regular bus service service between the two.

Wilton itself has good day to day amenities including convenience store, banks, post office, library, pubs and restaurants as well as the weekly market held in The Square.

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.

Rent: £1,050 pcm

VIEWINGS SUSPENDED DUE TO HIGH DEMAND – No further enquiries being taken

A stylishly presented period terraced house with a pretty courtyard garden overlooking a tributary of the River Wylfe, set in a quiet no-through road close to the centre of this popular market town.

To be let unfurnished. Available November.

Size: 800 sq ft

Council Tax: Wiltshire £1802.86 (2024/25). Band B



2



2



1



On street parking

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.

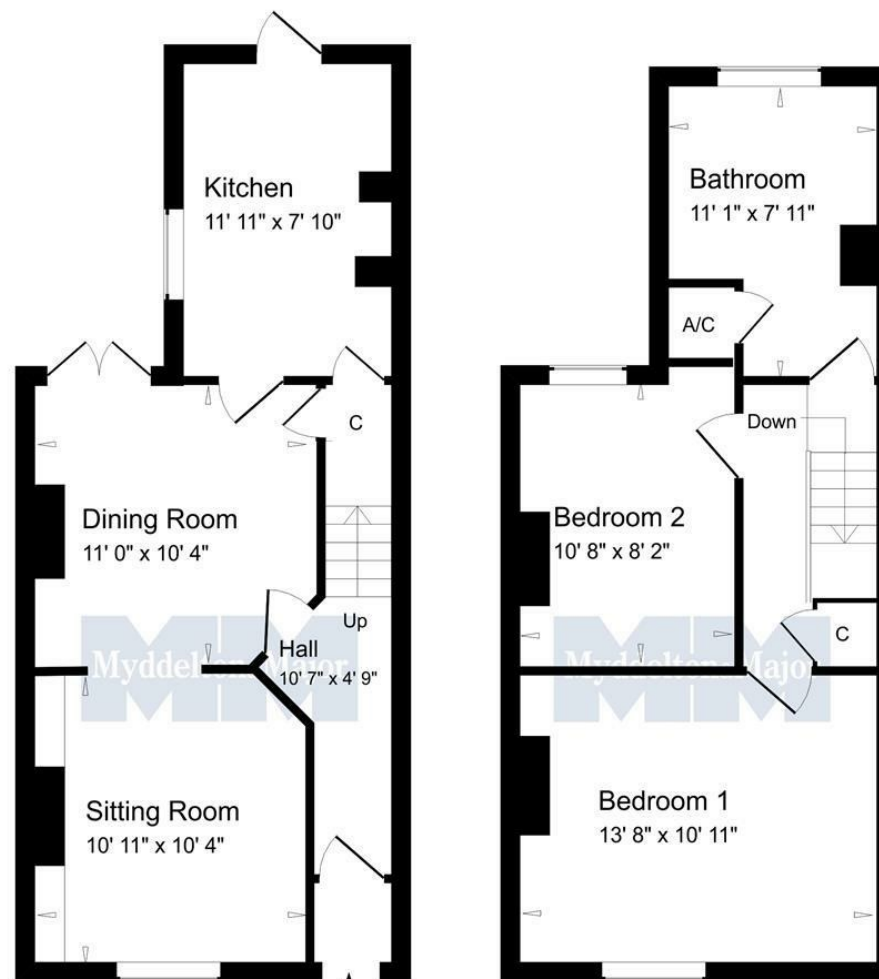
Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Ground Floor

First Floor

Approximate Gross Internal Floor Area 800 Sq. Ft./ 74 Sq. M

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Drawing Number : 164-761j

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