



The Garage House Flat, Warminster Road, Salisbury





A spacious and light two bedroom maisonette with accommodation set over two floors, outside space and parking.

The Property

The private front door opens into the welcoming hallway leading to the kitchen on ground level, equipped with a good range of floor and wall mounted units, integrated electric oven and hob, and space and plumbing for a washing machine and large fridge/freezer. The patio door leads to the small private courtyard at the rear with a partially decked area, while the hallway additionally benefits from a large storage cupboard.

Carpeted stairs lead to a generous size landing with doors to bedrooms, living room and three steps down to the modern family shower room and separate WC. There are two bedrooms; one a good sized double room with built-in storage and dual aspect windows at the rear, and a good size single room to the front.

To the front of the property, there is a parking space and covered entrance porch.

The Garage House Flat, Warminster Road, Salisbury, Wiltshire, SP2 0QW

Rent

£1,100 PCM



Features

- Spacious maisonette
- Two bedrooms
- Parking
- Conveniently positioned
- Accommodation over two floors
- Modern shower room
- Outside space

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.

EPC Rating

E (40)

Outgoings

Council Tax: Wiltshire £1536.52 (2025/26) Band A

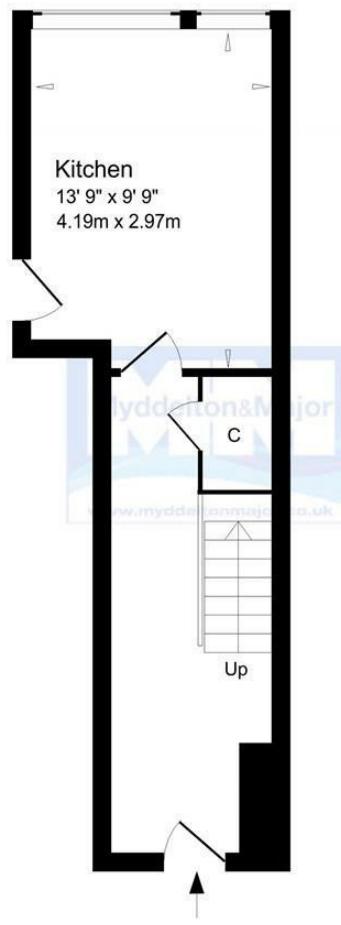
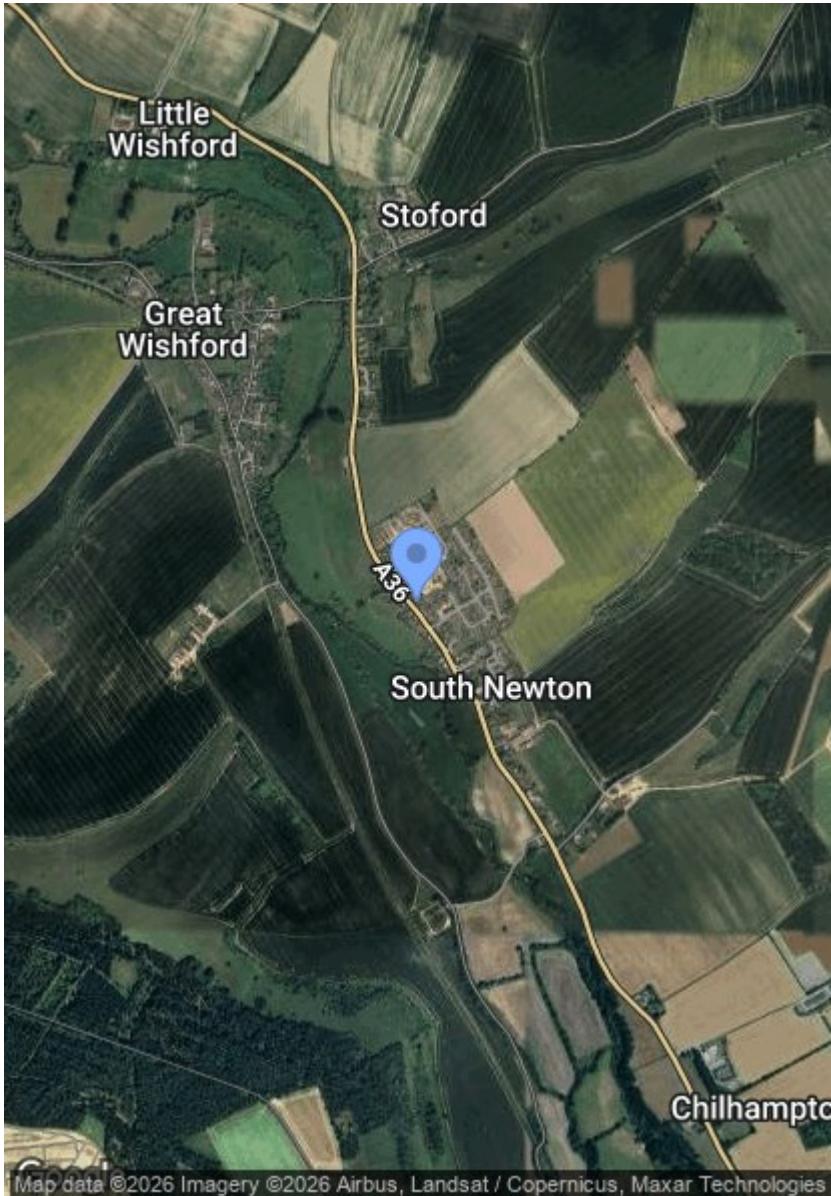
Size

885.00 sq ft

Location

Set in the heart of South Newton, a village in the popular Wylye valley, c.4 miles north-west of Salisbury, on the A36 road with excellent connections to both Salisbury and Warminster. The neighbouring village of Great Wishford has a public house, church and primary school. Nearby Wilton (2 miles) offers excellent day-to-day amenities, including a bakery, two convenience stores, a doctor's surgery, pharmacy, hardware store, post office, library, cafés, pubs and restaurants, as well as a weekly market held in The Square. There is a regular bus service into Salisbury, providing easy access to a wider range of shopping, leisure, cultural and educational facilities. Salisbury also benefits from a mainline railway station with direct trains to London Waterloo, with a journey time of approximately 90 minutes.





Ground Floor



First Floor

Approximate Gross Internal Floor Area 885 Sq. Ft./ 82 Sq. M

Measurements quoted are to IPMS: Residential 2
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