



Whitmores, Tisbury Road, Fovant, Salisbury, Wiltshire, SP3 5JY

Guide Price £550,000 Freehold

## A detached bungalow in need of modernisation with delightful aspect to the rear over the river.

### Description

A character detached bungalow set in a very large plot and now in need of updating but offering terrific potential to alter and extend. There is possible potential to demolish the property and build two on the site (subject to planning permission). The garden extends to all sides and offers delightful aspect to the rear over the river. Further benefits are the double garage and studio behind. There is central heating by radiators and double glazed windows. The village has a local store and doctor's surgery. Vacant possession is offered.

### Entrance Hall

Space for coats and shoes, door to inner hall.

### Sitting Room

Fireplace with Parkray fire for central heating and hot water.

### Bedroom One

Brick fireplace, sliding doors to garden.

### Bedroom Two

Two double built-in wardrobes.

### Bedroom Three

Two built-in cupboards.

### Shower Room

Shower tray with electric shower over, low level WC and wash hand basin.

### Cloakroom

Low level WC and wash hand basin. space and plumbing for washing machine, stable door to garden.

### Rear Porch

Space and plumbing for washing machine, stable door to garden.

### Inner Hall

Hatch to loft space with hot water tank and immersion.

### Kitchen

Deep built-in larder cupboard, further cupboard to side, work surfaces with single drainer stainless sink unit, four ring electric hob, base and wall mounted cupboards, space for fridge-freezer, double oven, space for dishwasher. Door to rear lobby.

### Double Garage

Two up-and-over doors, pedestrian door to garden, windows to side and rear, light and power. Studio behind with light and power.

### Outside

The property is approached via a gravel driveway with ample parking which leads to the double garage. The bungalow sits centrally in the plot with lawns, well stocked flowerbeds, shrubs and trees. The garden leads down to the river with delightful views to the rear.

### Services

Mains water, electricity and drainage are connected to the property. Heating is by solid fuel via Parkray fire.

### Outgoings

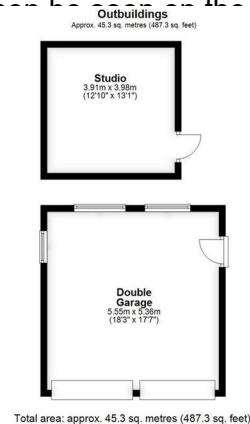
The Council Tax Band is 'D' and the payment for the year 2025/2026 payable to Wiltshire Council is £2336.95.

### Directions

From Salisbury proceed through Wilton and bear left at Barford-St-Martin to Fovant. On entering the village turn right to Dinton. Bear left to Swallowcliffe and Tisbury. Wiltshire will then be on the right hand side after a short distance

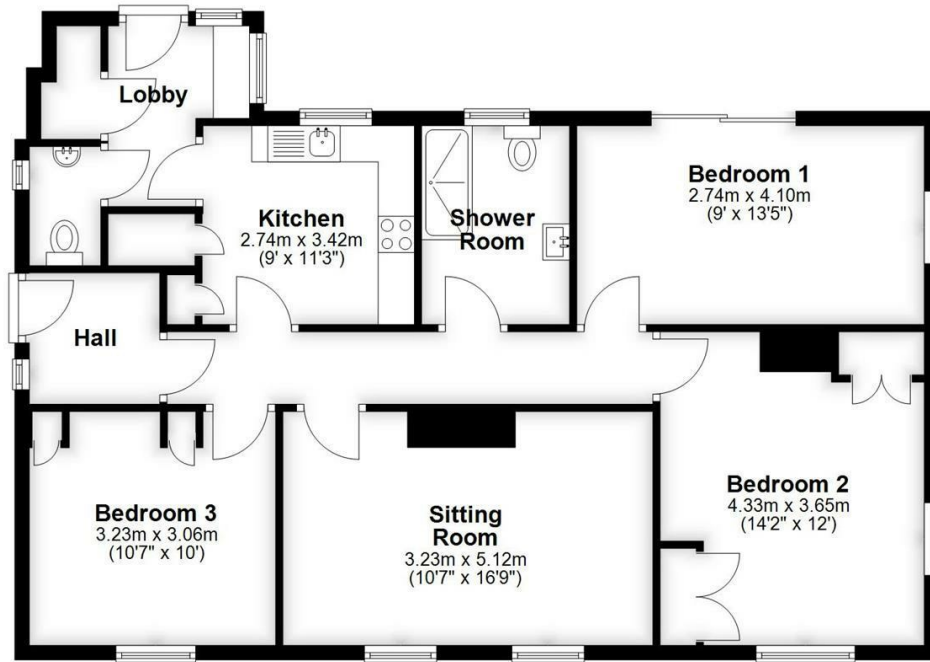
### WHAT3?

What3V



### Ground Floor

Approx. 91.4 sq. metres (983.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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