



**29 Bishopdown Road, Salisbury, Wiltshire, SP1 3DS**

**Guide Price £415,000 Freehold**

**Offered in quite exceptional condition, a detached chalet bungalow situated in an elevated position in a popular location within walking distance of schools, local shop, bus routes and playground.**

### **Description**

Offered in quite exceptional condition, a detached chalet bungalow situated in an elevated position in a popular location within walking distance of schools, local shop, bus routes and playground. The city centre is about one mile away. Th property offers spacious and adaptable accommodation over two floors including upstairs double bedroom with ensuite bathroom and study/dressing area whilst downstairs is a large sitting room with woodburning stove, 2 bedrooms, bathroom and L-shaped kitchen/dining room. There is a long driveway with ample parking leading to a garage with loft storage over, two levels of garden to the rear and a large area of garden to front. Further benefits include gas central heating and double glazing throughout. The vendor is suited.

### **Entrance Hall**

Tiled floor, ceiling downlighters, built in storage cupboard.

### **L-shaped Kitchen/Dining Room**

Excellent range of base and wall mounted cupboards and drawers, wooden worktops, single drainer sink, built in double oven, gas hob with extractor hood, fridge freezer, dishwasher, washing machine, island unit, tiled floor.

### **Sitting Room**

Double aspect room with sliding doors to garden, free standing woodburning stove and stairs to first floor.

### **Bedroom 2**

### **Bedroom 3**

Built in wardrobe cupboard.

### **Bathroom**

Panel bath, glass sided cubicle with thermostatic mixer shower, wc and hand basin. Extractor fan, heated towel rail, tiled floor.

### **First Floor**

### **Office/Dressing Area**

Access to eaves storage, walk in wardrobe.

### **Bedroom 1**

Built in wardrobes with sliding doors.

### **En-Suite Bathroom**

Freestanding claw foot bath with shower attachment, wc, hand basin with cupboard below, tiled floor.

### **Outside**

The property is approached via a long driveway leading to the garage with lawn to side. The rear garden is on two levels with large paved patio and steps up to lawn and further seating area with barbecue,

### **Garage**

Single Garage with up and over door, side door, light and power. Loft above for storage with separate access from the garden.

### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

### **Services**

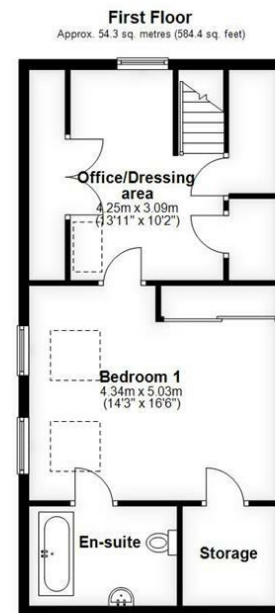
Mains gas, water, electricity and drainage are connected to the property.

### **Directions**

From our office proceed north along Castle Street turning right at the roundabout on to the A36 ring road. At the next roundabout take the first turning left into St Marks Avenue. Continue for approximately half a mile and continue down the hill on to the Bishopdown development, through the pinchpoint and over the mini roundabout on to Bishopdown Road. The property can then be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///intruding.sketching.tools](#)



Total area: approx. 159.4 sq. metres (1716.3 sq. feet)



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

**WHITES**  
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