



26 Finch Close, St Peters Place, Salisbury, Wiltshire, SP2 9GR

£317,500 Freehold

A modern well presented terrace house with accommodation arranged over three floors.

Description

The property forms part of the St Peters Place development on the north western side of the city and offers spacious accommodation arranged over three floors. It was constructed in 2023 so still has the remaining new home warranty and the deceptively spacious accommodation is well presented throughout. On the ground floor is an entrance lobby, a sitting room and an inner hallway which leads to a cloakroom and a kitchen/breakfast room which has an integrated oven. On the first floor are two good size bedrooms and a family bathroom, whilst the main bedroom occupies the entire top floor and has a dual aspect with an overstair wardrobe. When the property was constructed, the owners upgraded certain fittings so it has a higher specification than similar properties. Further benefits include PVCu double glazing and gas central heating whilst externally there are two off road parking spaces and a pleasant rear garden. St Peter's Place is located at the top of Devizes Road and is a modern development which has a primary school and further amenities planned. It lies approximately two miles from the centre of Salisbury and also conveniently close to the market town of Wilton.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance Lobby

Radiator, high level electric fusebox, door to;

Sitting Room

Window to front, wood effect floor, understair cupboard, media plate, door to;

Inner Hall

Stairs, wood effect floor, doors to cloakroom and to;

Kitchen/Breakfast Room

Fitted with an excellent range of base and wall units with wood effect work surfaces over and tiled splashbacks, integrated electric oven, hob and extractor, space for fridge/freezer, space/plumbing for washing machine, space for table and chairs, sink and drainer under window to rear, radiator, inset spotlights, glazed door to garden.

Cloakroom

Fitted with a low level WC, wash hand basin, wood effect floor, extractor, radiator.

First Floor - Landing

Radiator, stairs to second floor.

Bedroom Two

Two windows to front, radiator.

Bedroom Three

Window to rear, radiator, wood effect floor.

Bathroom

Fitted with a white suite comprising panelled bath with rainfall shower over and screen, low level WC, pedestal wash hand basin, wood effect floor, shaver point, extractor, heated towel rail.

Second Floor - Landing

Fitted cupboard.

Bedroom One

Velux windows to front and rear, radiator, overstair wardrobe.

Outside

To the front of the property are two parking spaces. The rear garden is lawned with flower borders and a circular patio area at the end of the garden. There is an outside tap and light and the boundary is fenced.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2025/2026 payable to Wiltshire Council is £2,644.36.

Directions

Leave Salisbury on the A360 Devizes Road and after approximately 2 miles turn left in to Adlam Way at the roundabout by the primary school signposted to St Peters Place. Continue along this road before turning left in to Melchester Road. Continue around the left hand bend and continue before turning left on to Whistler Road. Take the next left in to Finch Close and the property can be found at the end.

Agents note

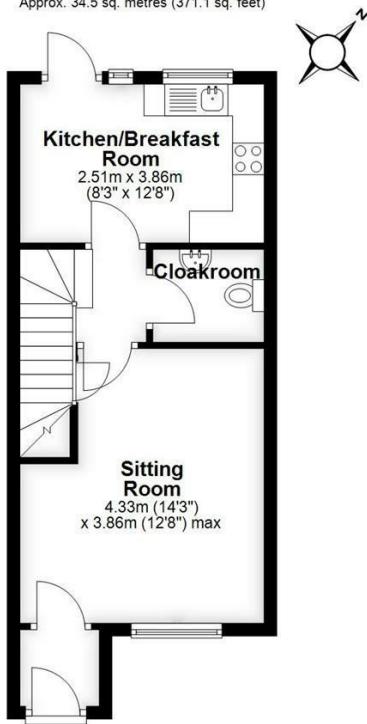
There is a proposed service charge of approximately £150 per annum.

WHAT3WORDS

What3Words reference is: ///loft.sped.assurance

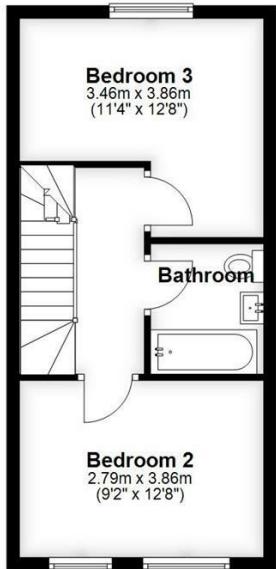
Ground Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



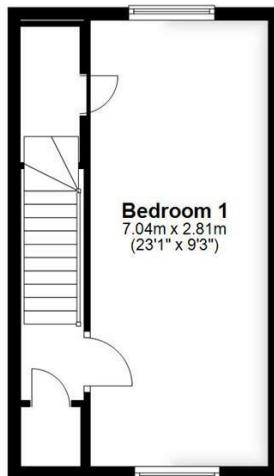
First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.5 sq. feet)



Total area: approx. 94.9 sq. metres (1021.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



WHITES

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