



The Annex, Swallow Cottage Lower Woodford, Salisbury, Wiltshire,
£950 PCM

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This newly created and very smart studio annex, which does not have a separate bedroom, is located within the grounds of Swallow Cottage. It is quietly situated in the desirable Woodford Valley and offers lovely views over the surrounding farmland.

The accommodation features a stable door that leads into the main living area. This space includes a double bedroom area at one end (partitioned by a screen), a sitting area in the middle, and a small kitchenette at the other end, which has an adjacent en-suite shower room. The annex has been sympathetically converted and is bright and airy, with a vaulted ceiling and electric-blind Velux windows.

The kitchenette includes a small sink, an under-counter fridge, and a portable, tabletop electric hob, but it does not have an oven. However, an electric air fryer would be suitable for cooking. Tenants will have access to the utility room in the main house, which is equipped with a washing machine and fridge-freezer. The property is mostly furnished, as depicted in the photographs, and heating is provided by modern electric panel heaters.

The annex is located within the garden of Swallow Cottage, and whilst it is not for general use of the annex tenants, it offers a beautiful view of the Wiltshire countryside. There is also gravelled parking available in the front for one car.

The rent includes ALL BILLS, such as electricity, water, sewerage, Wi-Fi, and Council Tax, which are estimated to be valued at around £250 per month. A six-month tenancy is initially offered to assess suitability. This property would ideally suit a single professional person. Please note that no cats are allowed due to the landlord's Labradors.

A Note From the Whites Letting Team

Thank you for considering Whites as your letting agent. As a proud member of the Royal Institution of Chartered Surveyors (RICS), we aspire to uphold its core values by providing a fair, efficient, and transparent service for all prospective tenants. Below we've outlined how we manage property enquiries and applications to help set expectations and guide you through the letting application process.

To begin the process of enquiring about one of our properties, please click the 'Request Further Details/Info' button on the property listing. This will send us

your contact information, and we'll get back to you as soon as possible with a short questionnaire to complete. Once we've received your completed questionnaire, your enquiry will be registered with the relevant Property Manager. Please note, only those who complete this step will be considered as having formally enquired about the property.

Due to the high level of interest we often receive, we regret that we aren't often able to offer everyone a viewing. Where possible, we handle enquiries in the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

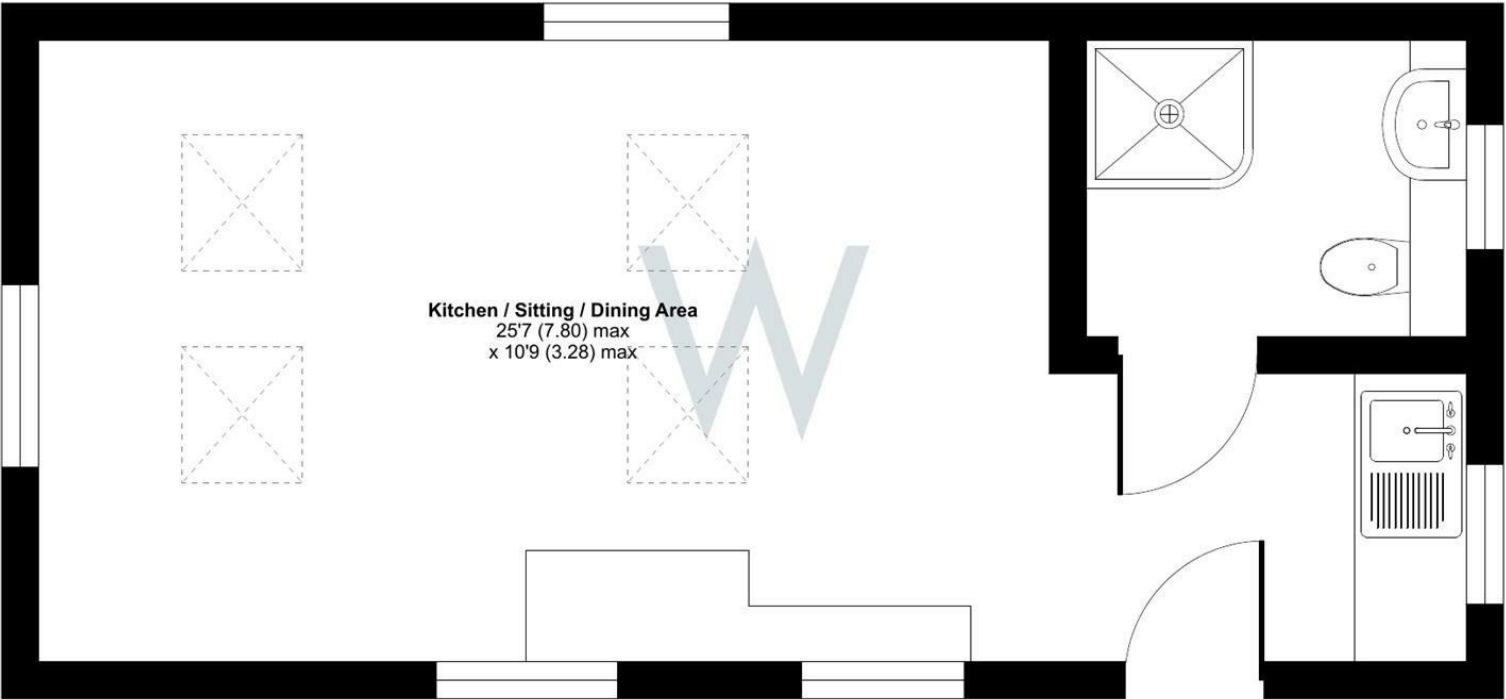
Please note that applications are not decided on a first-come, first-served basis. We aim to ensure a fair process for everyone, and all applications will be carefully considered on its merits by us, in conjunction with the landlord, before a final decision is made.

The availability date listed is provisional and will only be confirmed once referencing has been successfully completed.

Swallow Cottage, Lower Woodford, Salisbury, SP4

Approximate Area = 287 sq ft / 26.6 sq m

For identification only - Not to scale



BUNGALOW



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for H W White Ltd. REF: 1197787



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	58	76
EU Directive 2002/91/EC		

WHITES

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