



1 West Woodyates West Woodyates, Salisbury, SP5 5QS

£1,350 PCM

About The Property

This delightful three-bedroom semi-detached house is situated in a private estate. The property has recently been modernized, featuring an updated kitchen and bathroom.

The layout includes a large entrance that leads directly to the lounge/dining room, which boasts a working open fireplace at the center and large windows overlooking both the front and rear gardens. Adjacent to this room is a modern kitchen equipped with a large electric oven and hob, wood-effect countertops, and space for a dishwasher and fridge/freezer. Off the kitchen, there is a good-sized larder, a second WC, and a well-proportioned utility room with space for a washing machine and dryer. Additionally, there is a spacious bathroom located downstairs, which features a thermostatic shower over the bath.

Upstairs, there are two large double bedrooms; the master bedroom enjoys large windows with views overlooking both aspects of the garden. There is also a third single bedroom, perfect for use as a home office.

Outside, the property boasts a generous garden in both the front and rear, with views over the estate's agricultural land. To the side of the property, there is a raised decking area, and at the front, there is a good-sized private gravel parking area with space for 2-3 cars.

The house is heated by oil-fired central heating and benefits from fast internet provided by Wessex Internet. It is offered unfurnished on a long-term basis.



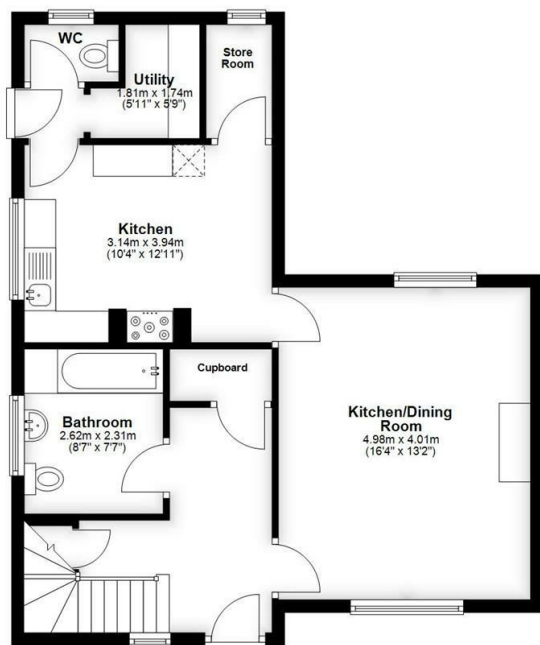
- Three Bedrooms
- Large Lounge/Dinning Room
- Working Fireplace
- Rural Location
- Parking For 2/3 Cars
- Oil Central Heating
- Modern Kitchen
- Large Garden





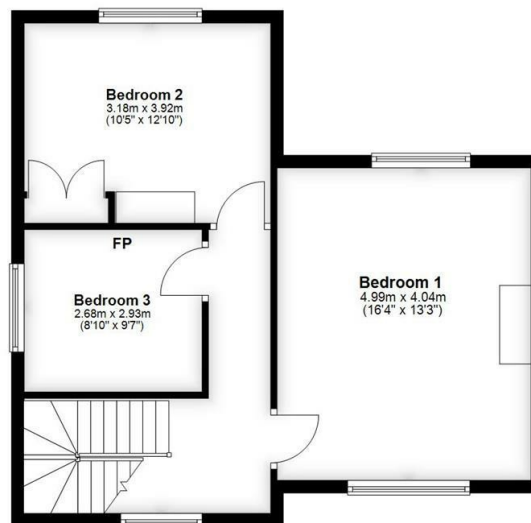
Ground Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

Further Information

Let available date: 15th January 2026
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - Semi-Detached

Furnish type: Unfurnished

Deposit: £1,555

Local authority: Dorset

Council Tax: Band D

EPC: D(56)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 100+ |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |