



220 Devizes Road, Salisbury, Wiltshire, SP2 7LY

£1,250 PCM

The accommodation is over 3 floors and includes an elegant sitting room with bay window, a focal point fireplace and bespoke shutters, open plan to the dining area with understairs storage cupboards. Beyond this is a modern kitchen with a good range of fitted units incorporating a gas hob, single electric oven and spaces for dishwasher and fridge/freezer. There is a separate utility area with spaces for further appliances and a downstairs WC. The rear door leads out to the decking/BBQ area taking in the wonderful views towards Old Sarum. Upstairs there is large, principal bedroom, a good sized double bedroom 2 and a spacious family bathroom with a decent shower over the bath. Further stairs lead up to a generous loft room/study/family room with eaves storage and a velux window taking in the views. The rear garden comprises an excellent, elevated decking area with artificial grass, perfect for BBQs in the warmer months. Steps lead down from this to an enclosed, sloping lawn with a large wooden shed. There is a useful side, pedestrian access (shared with the neighbours). Gas fired central heating compliments the replacement double glazed windows and doors. The property is UNFURNISHED with carpets, bespoke wooden shutters throughout and available immediately. Parking is to be found in a nearby side street.

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

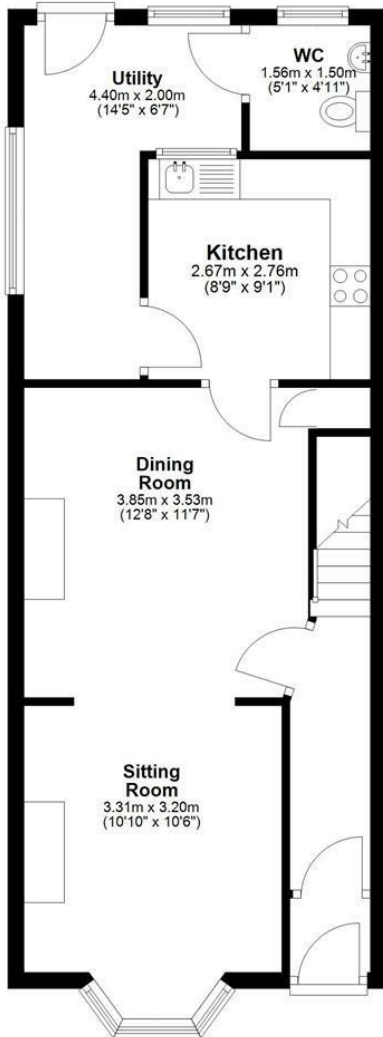
may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update the property listing accordingly.

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.

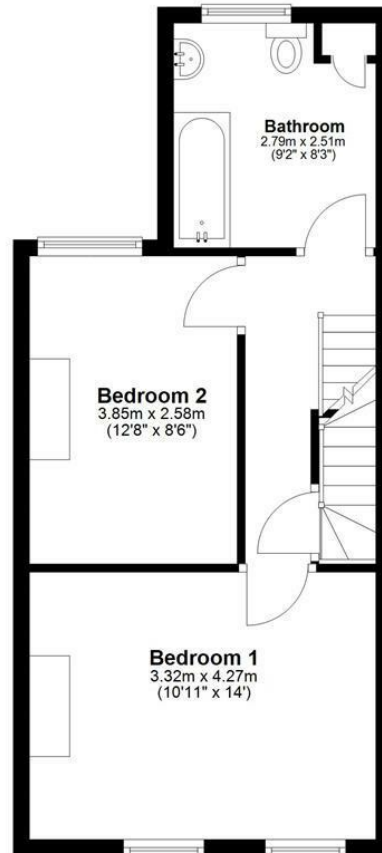
Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



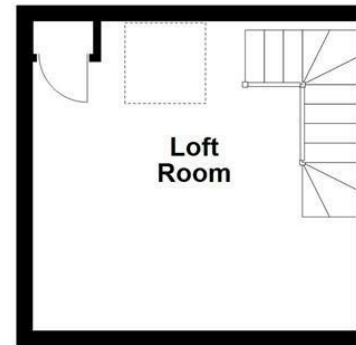
First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Second Floor

Approx. 15.4 sq. metres (166.1 sq. feet)



Total area: approx. 104.9 sq. metres (1129.2 sq. feet)



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		
	56	80
England & Wales	EU Directive 2002/91/EC	

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