



1 Windmill Cottages, Salterton, Salisbury, Wilts, SP4 6AL

£1,200 PCM



## About The Property

A well-presented two-bedroom end-terrace farm cottage in a lovely situation within the favoured Woodford Valley. The cottage has undergone significant improvements over the last few years. The accommodation comprises: Entrance lobby, with utility/wc and plumbing for washing machine (formerly the ground floor bathroom), a refurbished kitchen with electric oven and ceramic hob and a nice outlook over the garden from the kitchen sink. Sitting room with working wood burner, understairs cupboard(s) linking to front door vestibule. Stairs off the sitting room to the main bedroom with fabulous views, a sizeable second bedroom, and a re-fitted bathroom with an electric shower over the bath. Heating is via electric storage heaters to complement the fairly new, double-glazed windows and the woodburner in the sitting room (tenants must be proficient with running a woodburner and the necessity to burn dry, well-seasoned logs). Garden to front and side with a large shed/workshop, a smaller shed, and a summer house. Off-road parking for 2/3 cars at the end of the garden. The Landlord will manage the cottage/rent collection once the tenant has moved in. The rent (currently) includes water from the farm borehole and septic tank emptying. A long-term tenant is sought with a rural inclination who will do the garden and cut the hedges. Unfurnished with a good standard of decoration and carpets.



- Two sheds and large workshop
- Off-Road Parking for 2/3 cars
- Fabulous Views over the Valley
- Two bedrooms (previously three)
- Utility/cloakroom (formerly the bathroom)
- Sought after Woodford Valley location
- Quiet, end terrace private garden
- Upstairs bathroom with shower over bath
- Working woodburner in sitting room
- Replacement windows and electric heating

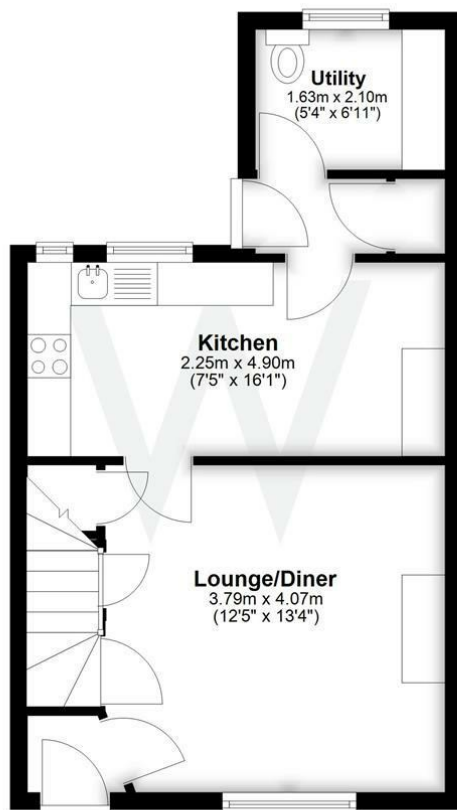






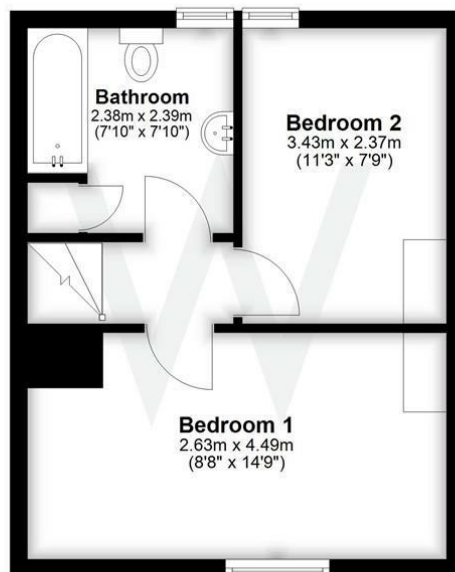
## Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



## First Floor

Approx. 29.0 sq. metres (311.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.6 sq. feet)

## Further Information

Let available date: 1st August 2025  
NB: This date is provisional and will only be confirmed once referencing has been successfully completed.

Property type: House - End Terrace

Furnish type: Unfurnished

Deposit: £1,380

Local authority: Wiltshire Council

Council Tax: Band C

EPC: E(48)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 