

4 Sling Orchard, Fovant, Salisbury, Wiltshire, SP3 5JN

Guide Price £300,000 Freehold

A two bedroom detached bungalow situated within a cul-de-sac location with fantastic renovation possibilities and offered to the market with no onward chain. The property benefits from PVCU double glazing, oil fired central heating, a garage, off-road parking and gardens to the front and rear.

Directions
Leave Salisbury on the A36 Wilton Road and upon reaching Wilton turn left at the roundabout to continue through the town centre leaving on the A30 Shaftesbury Road. Continue through Barford St Martin and after approximately 5 miles you will enter the village of Fovant. Turn right by the public house into the High Street and proceed along here until you see the village hall in front of you. Branch left onto the Tisbury Road and then the first left is Sling Orchard. The property can be found on the right hand side.

Description
The property is a detached two bedroom bungalow offering well proportioned accommodation with a conservatory extension to the rear and now offering fantastic renovation possibilities. The accommodation comprises an entrance hallway, a kitchen and a large L-shaped sitting/dining room. This leads both to a large conservatory and to an inner hallway which leads to two bedrooms and a bathroom which has been updated with a white three-piece suite. There are PVCU double glazed windows throughout together with oil fired central heating. Both bedrooms have fitted wardrobes and there is an open fireplace in the sitting room. There is a large garage and externally there is a driveway providing off-road parking together with a lawned garden to the front and an enclosed paved garden to the rear. Fovant lies in the heart of the Nadder Valley with amenities including a village store, doctor's surgery, church and public house. There is also a bus service to Salisbury and the local village of Tisbury which lies approximately 4 miles away. From here there is a mainline railway station to Salisbury and London.

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

Part glazed front door to:

Entrance hallway
Window to front, storage cupboard, double radiator. Door to garage. Sliding door to kitchen. Door to:

Sitting/dining room 26'1" max x 18'9" max (7.97m max x 5.73m max)
L-shaped room, window to front, open fireplace with tiled surround and hearth, telephone point, TV point, window and glazed doors to conservatory, two double radiators.

Kitchen 9'9" x 9'6" (2.99m x 2.92m)
Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer under window to front, space and plumbing for washing machine, space and point for electric cooker, space for fridge/freezer, double radiator, larder cupboard with shelving and wall mounted digital control panel.

Inner hallway
Access to loft, double radiator.

Bedroom one 15'5" x 8'9" (4.71m x 2.67m)
Window to rear, sliding doors to two built-in wardrobes, TV point.

Bedroom two 12'0" max x 8'11" (3.66m max x 2.72m)
Window to rear, double radiator, sliding doors to built-in wardorbes.

Bathroom
Fitted with a white suite comprising low level WC, wash-hand basin with cupboards under, panelled bath with shower and shower screen, radiator, striplight and shaver point, part tiled walls, obscure glazed window to side.

Conservatory 15'10" x 8'10" (4.84m x 2.71m)
Pitch perspex roof, glazed elevations with door to garden.

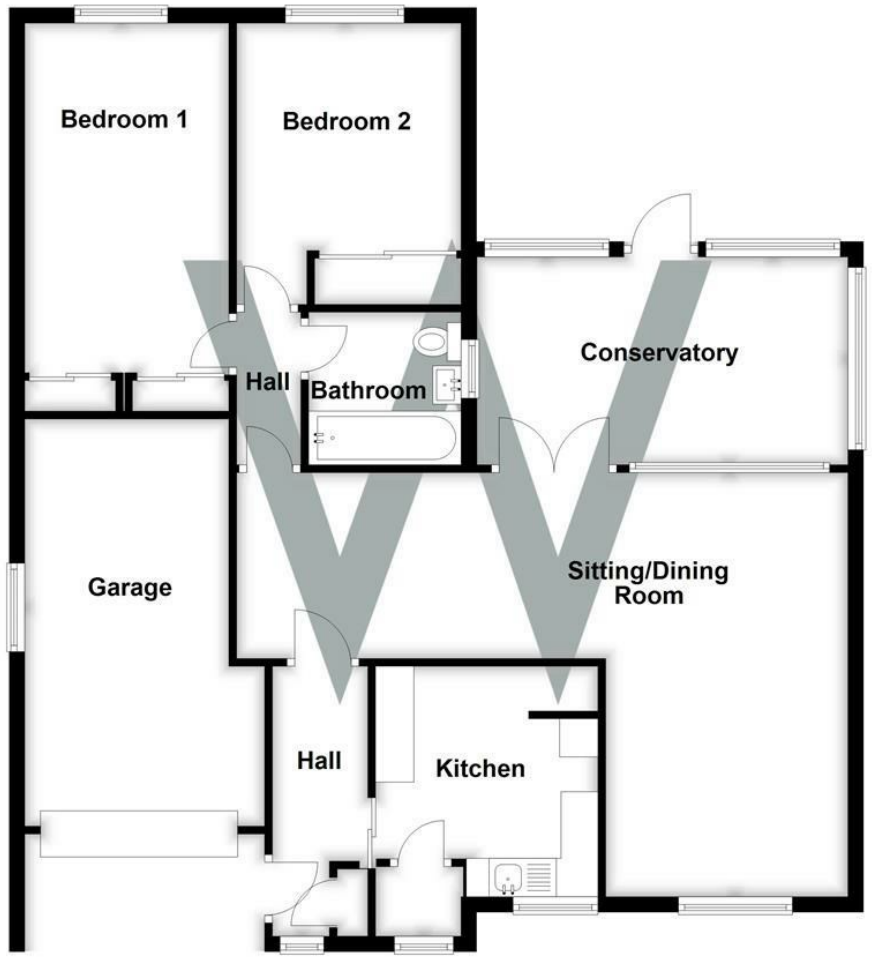
Outside
To the front of the property there is an area of open plan lawn and a driveway providing off-road parking. This leads to a GARAGE -5.44m x 3.12m max/2.67m min - with an up and over electric roller door, power and light and floor mounted oil fired boiler. There is a side access path that leads into the rear garden which is paved for ease of maintenance. There is a timber shed and enclosed by timber fencing and hedging on all sides.

Services
Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Outgoings
The Council Tax Band is ‘D’ and the payment for the year 2019/2020 payable to Wiltshire Council is £1767.29.

Floor Plan

Approx. 109.1 sq. metres (1174.0 sq. feet)

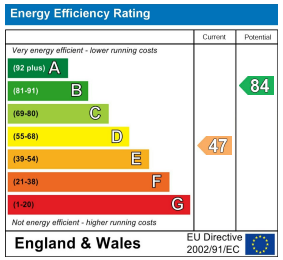


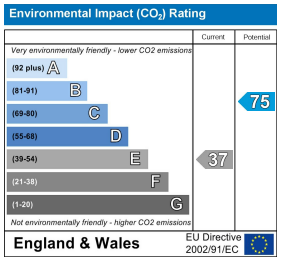
Total area: approx. 109.1 sq. metres (1174.0 sq. feet)











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