



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.

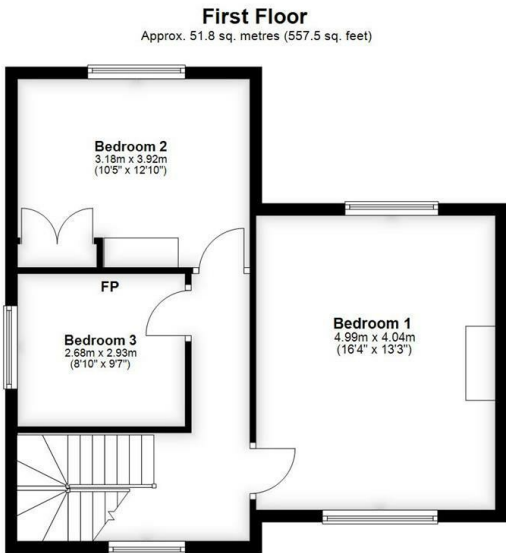
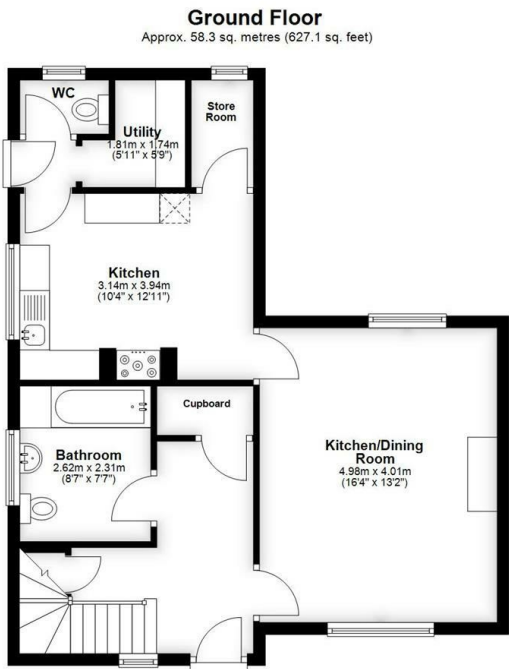
- Three Bedrooms
- Large Lounge/Dinning Room
- Working Fireplace
- Rural Location
- Parking For 2/3 Cars
- Oil Central Heating
- Modern Kitchen
- Large Garden







Further details



Total area: approx. 110.0 sq. metres (1184.5 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	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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