



19 Elmfield Close, Woodfalls, Salisbury, Wiltshire, SP5 2BF

£1,350 PCM

This newly listed three-bedroom semi-detached property is located in the charming village of Woodfalls. The property features a small entrance hall/coat room with a downstairs W/C, leading into a spacious lounge area with vinyl wooden flooring. Towards the rear of the property, you'll find a well-proportioned dining room and a good-sized galley kitchen equipped with a gas stove top and electric oven. The kitchen also has space for a washing machine, under-counter fridge, or dishwasher. Additionally, the property boasts a modern conservatory.

Upstairs, you'll find a master double bedroom with a built-in wardrobe and a large linen closet. There is also an additional double bedroom and a single bedroom, which could function well as a home office. The property features one shared family bathroom with a shower over a bath.

At the rear of the property, there is a nice-sized garden with well-planted borders and a well-kept lawn. The garden also offers side rear access to the garage.

The property is equipped with gas central heating, double glazing throughout, and off-street parking and single garage.

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

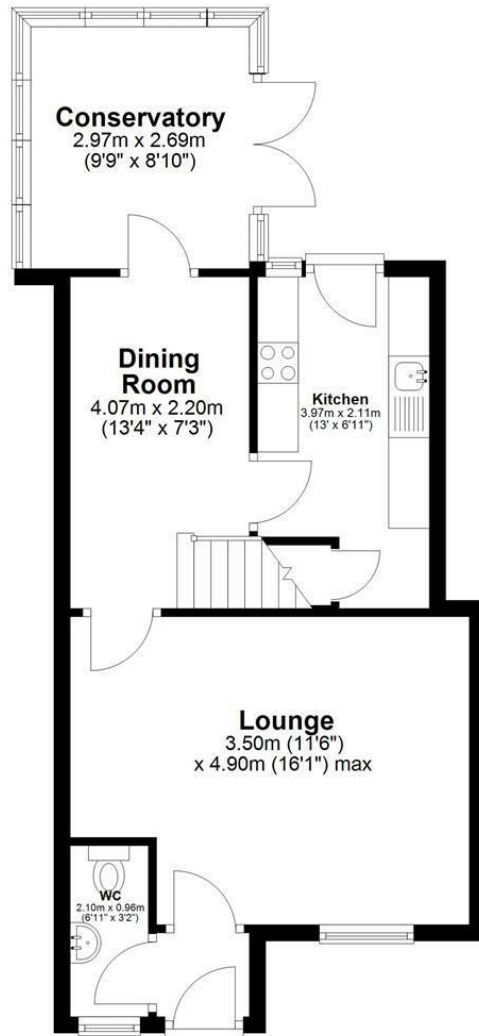
the order they are received and arrange viewings in groups of up to 4 for the first round. If the property remains available, an additional round of viewings may be scheduled. To manage expectations, we may also temporarily pause viewings to review enquiries. If this happens, we'll do our best to update 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.

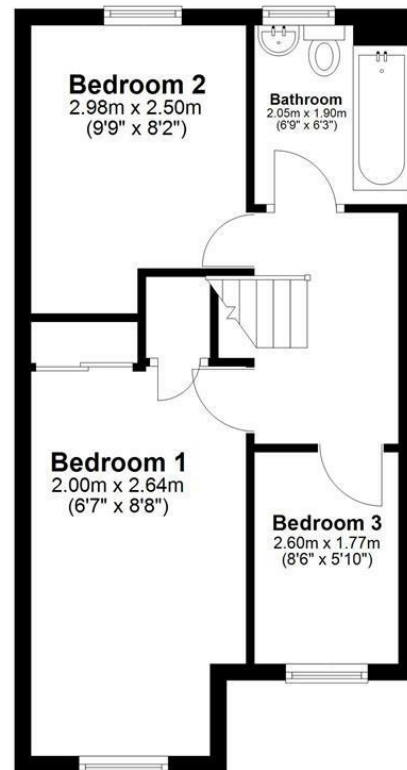
Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WHITES

Castle Chambers, 47 Castle Street, Salisbury,

Wiltshire, SP1 3SP

01722 336422

www.hwwhite.co.uk

residential-sales@hwwhite.co.uk

