



6 West Woodyates, Woodyates, Salisbury, Wiltshire, SP5 5QS

£1,250 PCM

## About The Property

A fully renovated three-bedroom house situated in a private estate. The property has recently undergone extensive work, including complete redecoration, insulation improvements, new carpets and flooring, an updated kitchen, and a new bathroom. The layout features a large entrance hall with under-stair storage. To the right, you will find the living room, which has a large window overlooking the garden and a functional open fireplace. At the other end of the ground floor is a spacious kitchen equipped with a new free-standing oven and space for a dishwasher, as well as a working log burner in the middle of the room. Adjoining the kitchen is a WC and a newly renovated utility room, which boasts new flooring and space for a washing machine. Additionally, there is a brand new bathroom on the ground floor, complete with an electric shower over the bath and an electric towel rail.

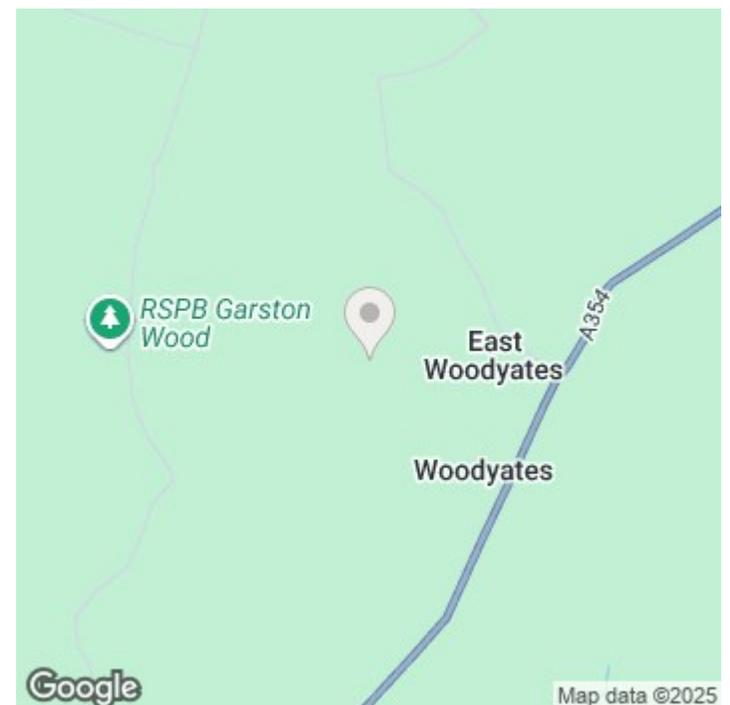
Upstairs, the property includes three bedrooms: two generously sized double rooms and a third that can accommodate a single bed but would also fit a double bed. The master bedroom features a built-in wardrobe, and all rooms offer views over the surrounding farmland. Heating is provided by electric panel heaters, and the property is available for long-term rental.

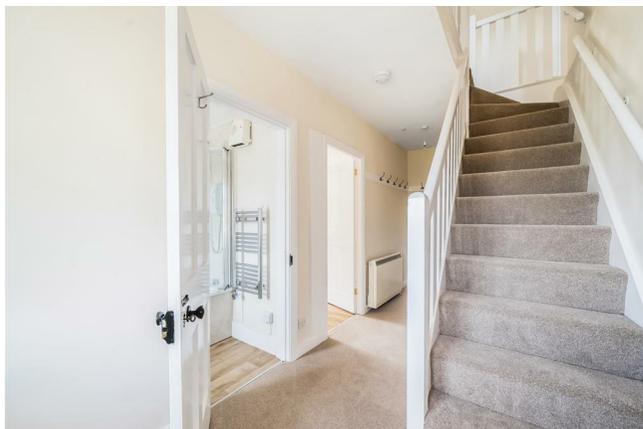
The property features a newly extended shared driveway and will soon have a new fence installed along the boundary of the garden. The garden includes a combination of patio areas, lawn, and flower beds, as well as two sheds located at one end.

A fully renovated three-bedroom house situated on a private estate with an updated kitchen and a new bathroom available on a long-term basis.



- Three bedrooms
- Fully Renovated
- New carpets & paintwork
- New bathroom
- Private estate
- Electric heating
- Two working fires
- New shared driveway
- Long term tenancy
- Popular rural location



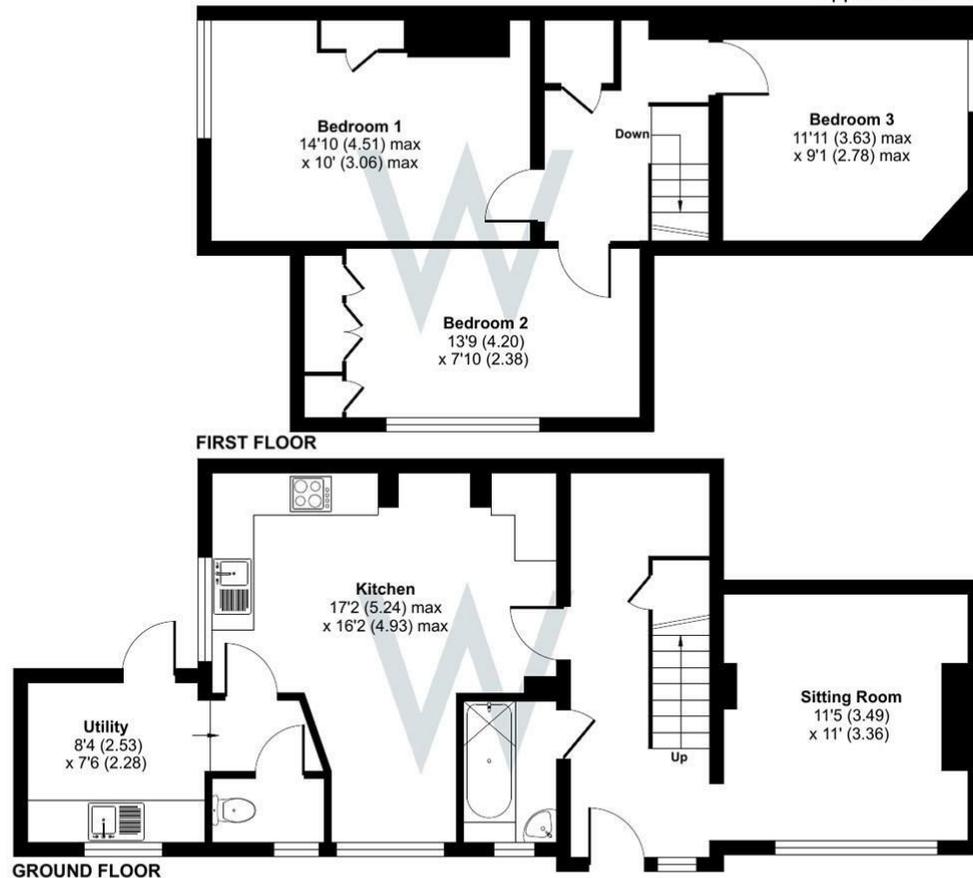




## West Woodyates, Salisbury, SP5

Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2025. Produced for H W White Ltd. REF: 1330287



## 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 - Semi-Detached

Furnish type: Unfurnished

Deposit: £1,440

Local authority: Dorset

Council Tax: Band D

EPC: E(41)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(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	