



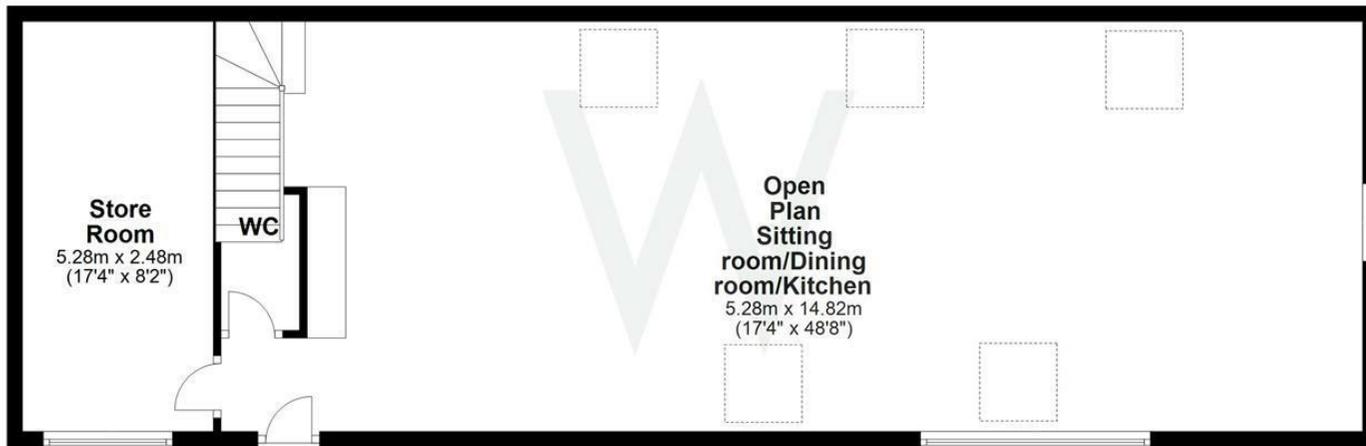
The Old Coach House The Avenue, Odstock, Salisbury, Wiltshire, SP5 4JA

£1,400 PCM

A wonderful spacious FURNISHED barn conversion with open plan ground floor. Sought after village location. Stylish kitchen area with good range of gloss black front units and drawers, work surfaces, inset sink and drainer, stainless steel hob, extractor hood over, built in electric oven integrated dishwasher, integrated fridge and freezer opening to large lounge/dining area with vaulted ceiling, wood burner velux windows, tall window to far end. Ground floor store including boiler and pressurised hot water cylinder. First floor with double bedroom including built in wardrobes and storage, bi-fold doors open to additional mezzanine area, which then overlooks the ground floor. Large bath/shower room with bath, Large walk in shower, basin and WC. Velux window. Parking. Please note that there is no enclosed garden, there is a small grassed area to the side. FURNISHED. Oil fired central heating. Access to some wonderful rural walks.

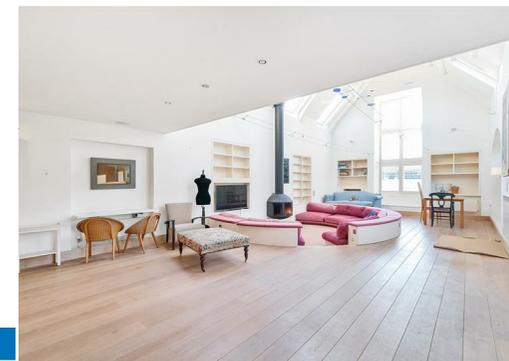
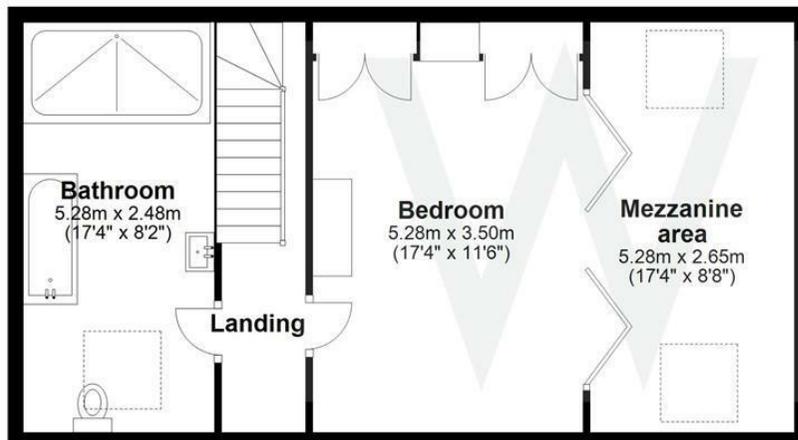
### Ground Floor

Approx. 91.9 sq. metres (989.0 sq. feet)



### First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 144.7 sq. metres (1558.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(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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