



12 Robinson Grove, Longhedge, Salisbury, Wiltshire, SP4 6SH

£1,450 PCM

Accommodation Comprises;

Entrance hall with under stairs cupboard and small storage cupboard.
Downstairs cloakroom. Kitchen/breakfast room with tri-fold doors onto the garden, gas hob, electric oven, integrated dishwasher and fridge/freezer.
Bright and airy sitting room.

Upstairs; large landing with storage cabinets. Bedroom one, double with en-suite shower room. Bedroom two, double. Modern family bathroom with shower over the bath. Bedroom three, single.

Outside; attractive enclosed rear garden with terrace and steps up to a lawn area. Single garage with power and parking for three cars on the driveway.

The property benefits from gas central heating, double glazing and has been re-decorated and re-carpeted throughout.

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.

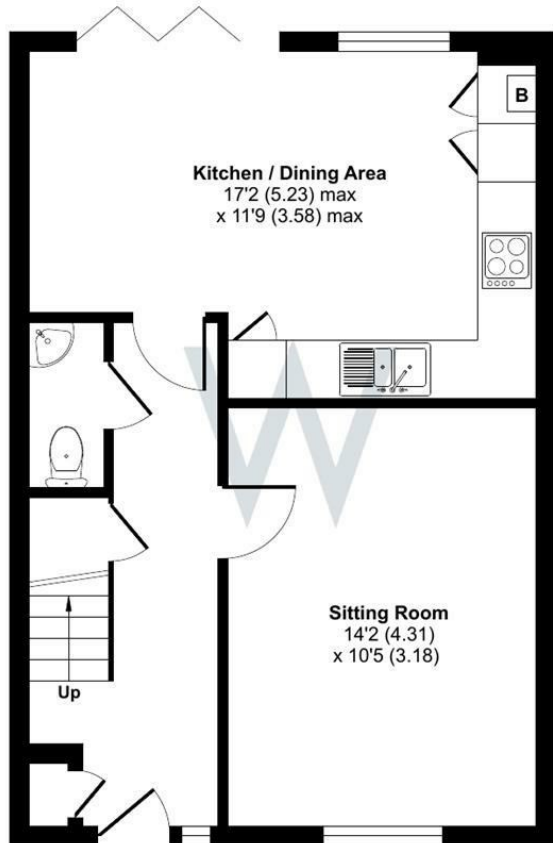
Robinson Grove, Longhedge, Salisbury, SP4

Approximate Area = 900 sq ft / 83.6 sq m

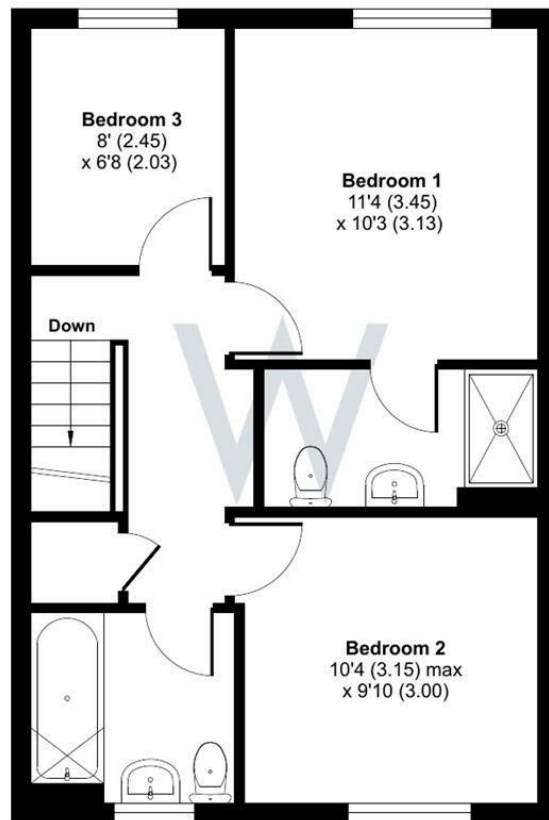
Garage = 194 sq ft / 18 sq m

Total = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



GROUND FLOOR



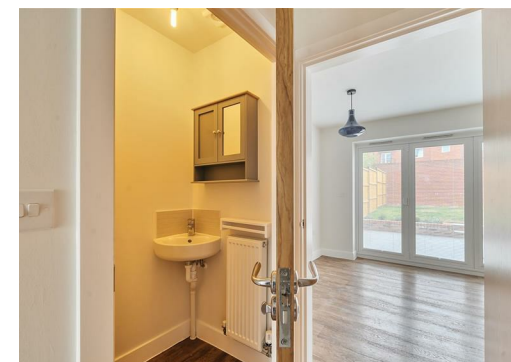
FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for H W White Ltd. REF: 1329638



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

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