


39 Lode Hill, Downton, Salisbury, Wiltshire, SP5 3PW

£215,000 Freehold

**A character semi detached house comprising sitting room, kitchen/breakfast room, double bedroom, second bedroom/dressing room and bathroom. Benefits include PVCU double glazing, gas central heating and garden.**

## Directions
Leave Salisbury on the A338 Devizes Road and enter Downton after approximately 5 miles. Turn left at the traffic lights by The Bull public house into The Borough and continue through the village into Lode Hill. The property can be found after the traffic lights on the left hand side. The nearest available parking is in The Sidings which is on the left hand side just before the traffic lights.

## Description
The property is a character semi detached cottage within walking distance of the village centre. The house is believed to date back to the late 1800's and offers accommodation comprising an entrance porch which leads to a sitting room. This has a wood burning stove and leads to a kitchen/breakfast room which has wooden worktops, an integrated oven and space for a table and chairs. On the first floor is a double bedroom which has a double aspect and a further bedroom/dressing room leading to a bathroom which has a white suite. Further benefits include PVCU double glazing, gas central heating and some exposed beamwork. To the front of the house, there is a paved garden. Downton has an excellent range of amenities including primary and secondary schooling and a post office and is conveniently located on the A338 Bournemouth Road and the New Forest lies nearby.

## Property Specifics
The accommodation is arranged as follows, all measurements being approximate:

### Entrance porch
Stable style door, tiled floor, window to front, velux window, part glazed door to;

### Sitting room 14'7" x 12'4" both max (4.45m x 3.76m both max)
Dual aspect with windows to front and side, TV points, wood burning stove, two radiators, exposed beamwork, stairs, through to;

### Kitchen/breakfast room 12'4" x 7'9" (3.76m x 2.37m)
Fitted with a range of base and wall units with wooden work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to front, integrated electric oven with 4 ring hob and extractor over, space for fridge/freezer, space for table and chairs, radiator, exposed beam, cupboard housing electric fusebox.

### Landing
Doors to bedrooms.

### Bedroom one 12'4" x 12'2" (3.76m x 3.73m)
Dual aspect with windows to front and side, radiator, overstair cupboard housing gas boiler with shelving, exposed beam, TV point.

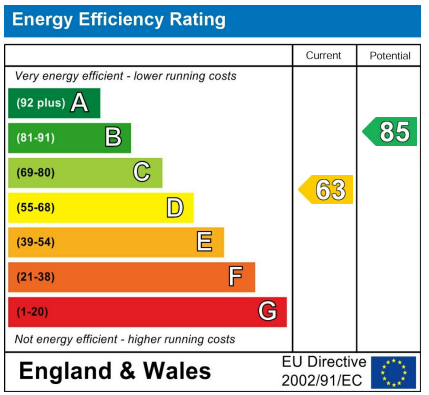
### Bedroom two 7'1" x 7'1" (2.16m x 2.16m)
Velux skylight, radiator, telephone point. (This room would make an ideal study/dressing room or bedroom although the bathroom leads from it).

### Bathroom
Fitted with a white suite comprising panelled bath with shower over. low level WC, wash hand basin, part tiled walls, tiled floor, extractor, heated towel rail.

### Outside
To the front of the property is a low maintenance paved garden with a storage shed. The neighbouring property has a right of way from the gate that leads on to Lode Hill. Parking can be found in The Sidings which is before the lights on the same side of the road.

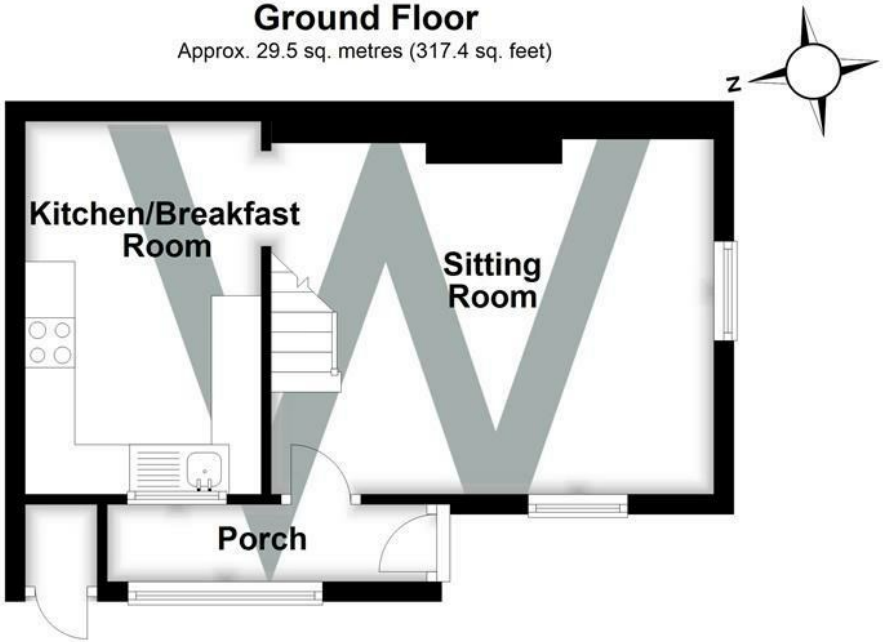
### Services
Mains gas, water, electricity and drainage are connected to the property.

### Outgoings
The Council Tax Band is ‘C’ and the payment for the year 2020/2021 payable to Wiltshire Council is £1,679.82.



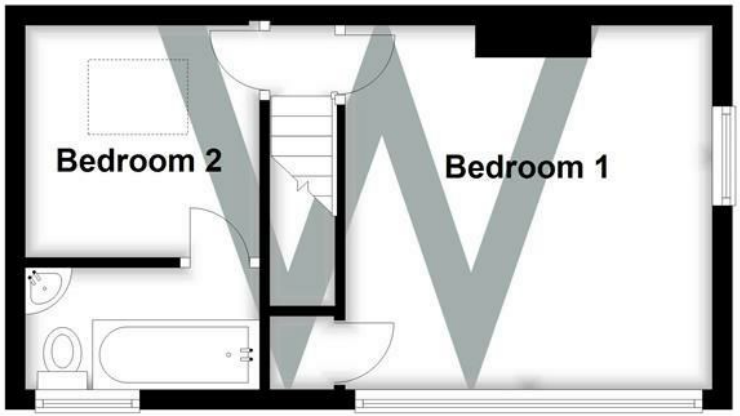
## Ground Floor

Approx. 29.5 sq. metres (317.4 sq. feet)




## First Floor

Approx. 25.3 sq. metres (272.5 sq. feet)










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