



EXETER STREET, WILTSHIRE, SP1 GUIDE PRICE £525,000 FREEHOLD

Winkworth

81 EXETER STREET, SALISBURY WILTSHIRE, SP1 2SE

Three storey 3/4 Bedroom townhouse in centrally located position in Salisbury. Private Garden with Summer House/Outside Work Space.

Centrally located in Salisbury, this character property has plenty to offer. Featuring four bedrooms and three bathrooms, this home is suitable for a couple as well as for a family.

The property has Cathedral views, set within an easy, level walk of the city centre. Spread over 3 storeys the property provides flexible accommodation, with the ability to live on just two storeys, if required.

AT A GLANCE

Ground Floor:

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Downstairs Shower Room
- Utility room

First Floor:

- Drawing Room with Oriel Window and Cathedral views
- Principal Bedroom with en suite Loo

Second Floor:

- Double Bedroom with Cathedral Views
- Large Single Bedroom
- Family Bathroom

Outside:

- Glass Roofed Terrace providing outdoor dining a
- Large Summer House
- Residents Permit parking for 2 cars
- Private Walled Garden



LOCATION

Exeter Street runs along opposite the Cathedral Close Wall. It is a level walk to the centre of the city where there is an excellent range of shopping, educational, leisure and cultural facilities. There is a twice-weekly charter market and there are a number of primary and secondary schools, both private and state, including boys and girls grammar schools within an easy walking distance. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station. We are told that the property has the benefit of two residents parking permits on Exeter Street and the surrounding roads, as well as temporary visitors parking permits.



SERVICES

- Mains Electricity, Drainage, Water
- Gas Fired Central Heating
- EPC Exempt Grade II Listed
- Council Tax Band: E
- Ofcom broadband speeds of up to 1000mbps are available. Mobile Coverage Good





Total floor area 155.1 m² (1,670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com