

3 PARSONAGE MEAD

TISBURY, WILTSHIRE

RV
RURAL VIEW

3 Parsonage Mead

Tisbury, Salisbury, Wiltshire SP3 6BA

A spacious, light and convenient first floor maisonette, set close to the heart of the village

Sitting Room | Kitchen/Breakfast Room

3 Bedrooms or 2 with Dining Room | Bathroom & Ensuite

Small garden with shed | Carport & Parking







RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG
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SITUATION

The property is situated close to the centre of the sought-after village of Tisbury and is just a short walk from the village's bustling High Street and station. Tisbury is the principal village of the beautiful Nadder Valley and has become increasingly popular due to its excellent choice of independent local shops, boutiques, pubs and eateries, as well as its many facilities including doctors and dental surgeries, vets, a sports and community centre, and two garages. The mainline railway station has a direct service to London (Waterloo 1hr 50mins) via Salisbury, and the West Country.

Shaftesbury is 9 miles away and has a good range of shops, supermarkets and a cottage hospital, and is famous for the picturesque, steeply cobbled Gold Hill. The medieval cathedral city of Salisbury is 14 miles distant and has more comprehensive shopping, entertainment & leisure amenities, as well as a district hospital. The local road network gives access to the other main towns in the region including Bath, Blandford, Gillingham, Sherborne and Warminster as well as to the South Coast,while the A303 links with the M3, making London accessible for the motorist.

Set amidst the attractive undulating countryside of the Nadder Valley, part of the Cranborne Chase National Landscape, Tisbury is an excellent base from which to explore many miles of footpaths and bridleways. Racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several excellent dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and Stonehenge.

PROPERTY

This is a most practical and appealing apartment, well-presented and with light and spacious rooms. Access is via its own front door to an entrance hall, from which stairs rise to the first floor. The very well-proportioned rooms are set out on either side of a long corridor, and both the sitting room and main bedroom have a southerly aspect. The kitchen is fitted with light oak effect units, an electric oven and hob, and integrated fridge/freezer, dishwasher and washing machine. Both the bathroom and ensuite shower room are well appointed, and an airing cupboard off the hall houses a pressurised hot water system.

OUTSIDE
Parking for the property is through the arch to the right of the front door, where there is a communal courtyard and private carport space, as well as further space in front of it. A small, fenced and paved garden lies to the rear of the flat, in which there is a garden shed.

DIRECTIONS (SP3 6DS)
What3words: ///writers.scraper.conspired

From the War Memorial in Tisbury, take Church Lane and go past the Church on your left. The property can then be found after approx. 100m on your right.

TENURE
The tenure of the property is leasehold.
999 year lease from 1 June 2003

SERVICES
Mains water, electricity and drainage. Gas fired heating and hot water from communal LPG tank.

LOCAL AUTHORITY
Wiltshire Council.

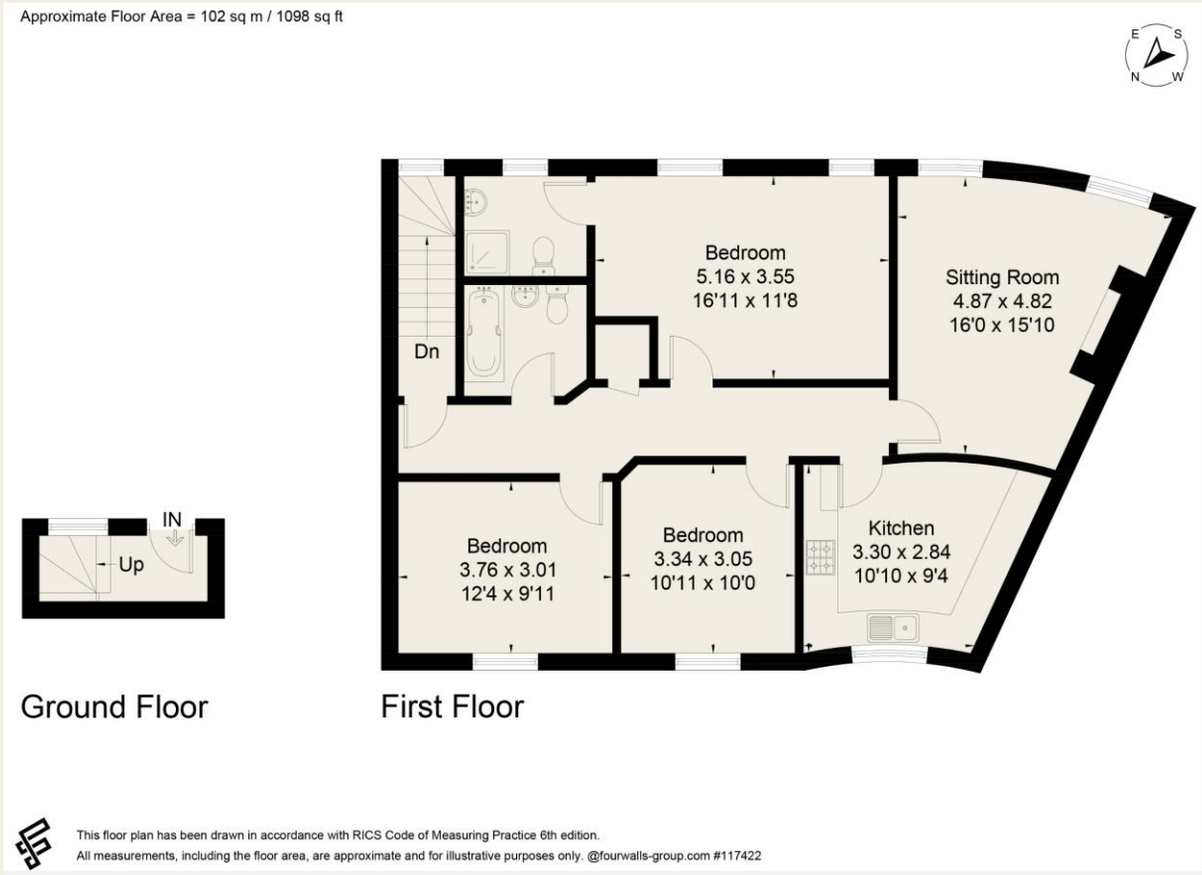
OUTGOINGS
Council tax band D
Service Charge £600.00 p/a (current)
Insurance £350.00 p/a (current)
Share of Freehold

EPC
C (71) Please refer to the agents for the complete certificate.

BROADBAND & MOBILE
Broadband: 71 Mbps Download 16 Mbps Upload

(Ofcom predicted highest available speed)

Mobile signal: Good Outdoor variable inside.



VIEWINGS
Strictly by appointment with Rural View.

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