



St. Johns Close, Tisbury

£300,000

St. Johns Close, Tisbury, Wiltshire SP3 6PN

- Well Presented House in the Heart of the Village
- Close Proximity to Village Amenities & Mainline Train Station
- Large Kitchen Diner with Separate Utility •Spacious Sitting Room •Three Bedrooms
- Upstairs Bathroom with Bath & Shower, Plus Downstairs WC •Gardens Front & Rear
- EPC: D.

DESCRIPTION

re-furbished over recent years, this well presented terraced home in a quiet position within the heart of Tisbury, close to the village amenities and mainline train station.

The accommodation, which has been beautifully updated, includes a large kitchen diner, separate utility, sitting room, downstairs WC, two spacious double bedrooms, a third single bedroom, which could also make a good home office and a family bathroom with both bath and shower. T

he property also benefits from gardens to both the front and rear, a useful garden shed, gated access to the rear and communal parking.

LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the South of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively with Waterloo being only 1 hour 50 mins away approximately as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.



SERVICES

The property is connected to mains water, electricity and drainage. The property's heating system is in the form of an Air Source Heat Pump.

LOCAL AUTHORITY

Wiltshire Council Tax Band C.

TENURE

Freehold





OUTSIDE

The property is located on the right-hand side, soon after entering St. Johns Close, where there is on road parking outside of the front, or communal parking close by. The front garden is mainly laid to lawn with a pathway leading from the entrance gate, providing access to the front door.

The rear garden can be accessed via the utility room, as well as the double doors in the kitchen diner, where you step out onto a wooden terrace, perfect for the garden furniture and outdoor entertaining. The rest of the garden is mainly laid to lawn with neat borders ready for planting. There is a large wooden shed, providing storage.

There is also an access to the rear garden without going through the house, via a pathway at the rear.

AGENTS NOTE

We would like to make people aware the photos were taken in 2022.

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

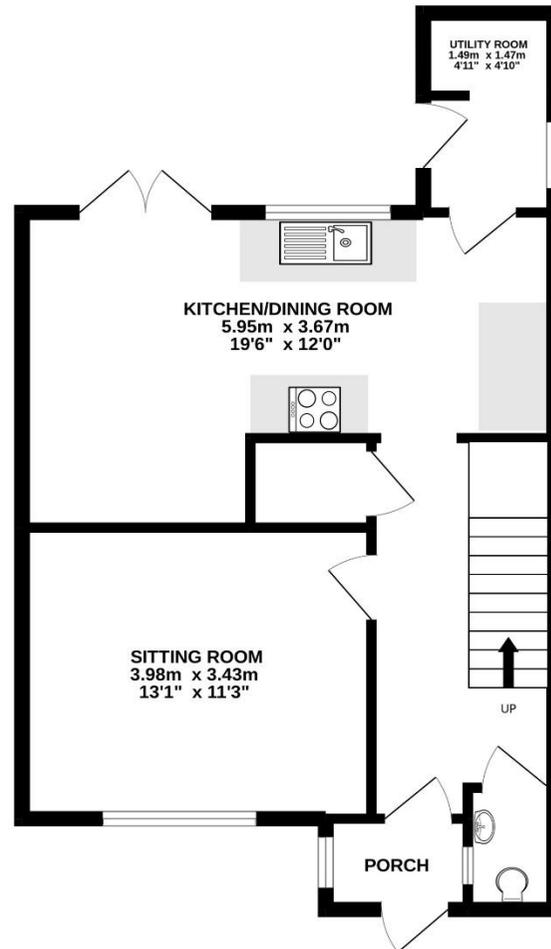
VIEWINGS

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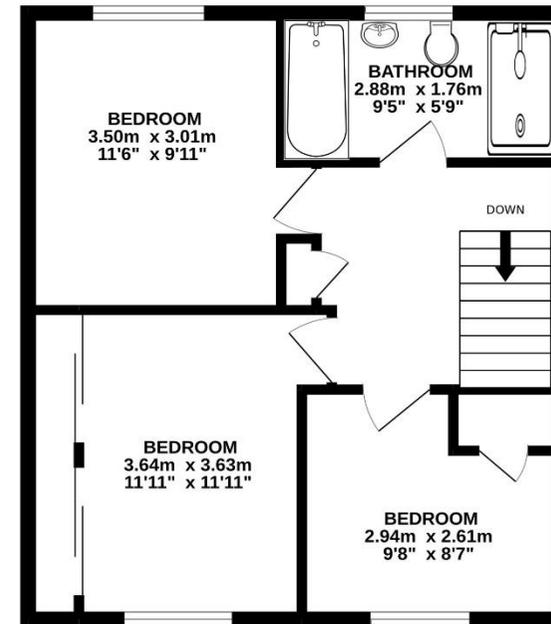




GROUND FLOOR
49.6 sq.m. (533 sq.ft.) approx.



1ST FLOOR
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 92.8 sq.m. (999 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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