



Queens Road, Tisbury

£125,000

Queens Road, Tisbury, Wiltshire SP3 6JW

·Well Appointed Maisonette in Heart of the Village ·Within Easy Reach of Amenities and Mainline Train Station ·Kitchen with Room for Small Table ·Sitting Room with Pleasant Outlook ·One Double Bedroom, One Shower Room ·Storage Cupboard Plus External Outbuilding. ·Small Garden to the Rear ·No Onward Chain ·EPC: Awaited · ·

DESCRIPTION

Located in the heart of the village, this well-appointed one bedroom maisonette, within close proximity of the villages amenities and mainline train station.

The accommodation which would benefit from modernisation includes it's own private entrance, which opens into a small entrance hall, and the stairs leading up to the rest of the maisonette, where there is a good-sized sitting room, kitchen with room for a small table, one double bedroom and a shower room. A large cupboard provides storage.

Externally the maisonette benefits from it's own garden, a garden shed, as well as a small brick built shed providing further storage. Views over the rooftops and the hills beyond can be enjoyed from both the sitting room as well as the bedroom.

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 electricity, water and drainage. Heating is electric. There is a fireplace in the sitting room, although it hasn't been used/checked for many years.

LOCAL AUTHORITY

Wiltshire Council, Band A.





OUTSIDE

The property is located on Queens Road, where there is on road parking. Steps then lead up to the properties own private entrance, as well as the small brick-built outbuilding.

The property has its own, small garden to the rear, providing an outside space to sit out and enjoy.

STAMP DUTY

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

TENURE

Leasehold.

The lease is 125 years from 25th December 1995

The maintenance fee for 2024/2025 is £203.77, which includes the ground rent.

VIEWINGS

Strictly by appointment, only with Boatwrights.

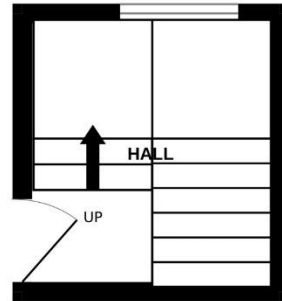
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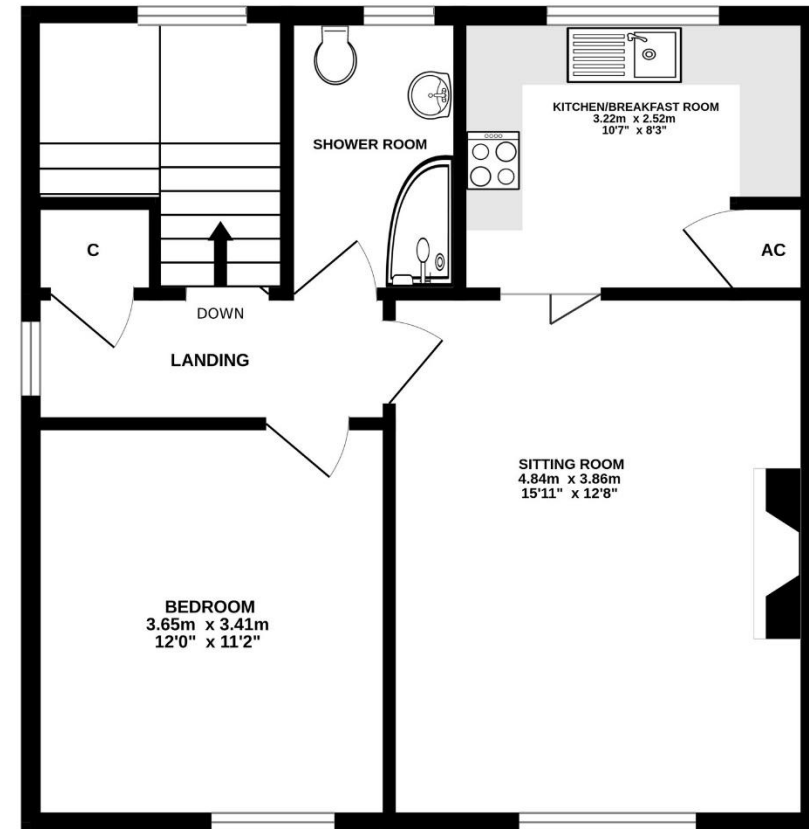


1ST FLOOR
52.3 sq.m. (563 sq.ft.) approx.

GROUND FLOOR
6.0 sq.m. (65 sq.ft.) approx.



STORAGE
4.1 sq.m. (44 sq.ft.) approx.



TOTAL FLOOR AREA : 62.4 sq.m. (672 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.
10 July 2025

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