



Downend Field, Amesbury, Wiltshire, CR4 7FF



DESCRIPTION

48 Barnard Field is an attractive, well-presented, light, modern detached house with 3 bedrooms, spacious accommodation set over two floors, private garden and garage.

LOCATION

Barnard Field is situated on the popular residential Archers Gate development on the southern edge of Amesbury. The development includes local retail facilities, pub/restaurant, community centre, two primary schools, playing fields and sports pavilion. The small town of Amesbury is 7 miles north of the Cathedral City of Salisbury. The town itself supports a good range of independent shops, national chain supermarkets and several pubs/restaurants. The A303 passes close by providing excellent road links to London and the South-West. There are mainline railway stations at Salisbury & Grateley (8 miles).

ACCOMMODATION

The well-presented accommodation is laid out over two floors and consists of: a large, bright entrance hallway which leads into a fully-fitted contemporary kitchen/dining room with integrated appliances that include a dishwasher, fridge, freezer, Zanussi washer/dryer, Induction hob and double electric oven. The living room is beautifully presented with

wooden flooring and French doors leading to the garden. Off the hall is a cloakroom. From the hall, stairs lead to the first floor with a main double bedroom with a stylishly fitted en suite shower room, a smaller double bedroom, a single bedroom and a family bathroom with an over the bath shower.

OUTSIDE

To the rear of the property is an attractive, enclosed garden with a patio and area of lawn and access to the single garage with private off street parking.

SERVICES

Mains gas, electricity, water, drainage and telephone.

COUNCIL TAX

Wiltshire County Council. Band D. Amount 2022-23 £2,087.11

TENANCY

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

RESTRICTIONS

No smokers or sharers.

HOLDING DEPOSIT

Equivalent to one week's rent.

DILAPIDATION DEPOSIT

Equivalent to five weeks' rent to be held by The Deposit Protection Service for the duration of the tenancy.

For further details concerning tenant fees, please contact the office or visit our website www.myddeltonmajor.co.uk

DIRECTIONS

Leaving Salisbury head north onto the A345 towards Amesbury for 7 miles. At the first roundabout take the second exit onto Stockport Avenue, continue straight over at the next roundabout and continue straight over at the following roundabout. At the third roundabout take the first exit onto Archers Way, continue for 200 yards and then turn right onto Redworth Drive, continuing through the development, and Barnard Field can be found on your left at the end of Redworth Drive.

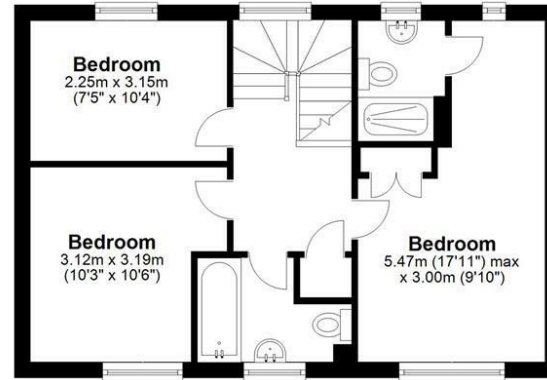




Ground Floor



First Floor



Total area: approx. 90.8 sq. metres (977.3 sq. feet)

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 Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
 Measured and drawn to RICS guidelines
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	B	71	83
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	