



21 Winterslow Road, Porton, Salisbury, Wiltshire, SP4 0LW

£1,650 PCM





DESCRIPTION

A detached bungalow, originally constructed in the 1960s with recent additions, creating a very stylish, modernly presented and comfortable family home, with a beautiful garden fronting the River Bourne and several outbuildings including a wooden 'chalet' accommodating a fully equipped home office.

The property is available either fully furnished or unfurnished, subject to agreement between both parties on their requirements.

LOCATION

Winterslow Road is the 'High Street' of the popular and thriving village of Porton, and as such is within easy level walking distance of the village's local amenities which include a primary school, post office and shop, a doctor's surgery, takeaway, coffee shop, hairdressers, garage and both Baptist and Anglican churches. The village is five miles to the north of the Cathedral city of Salisbury, with a regular bus service to it, and where there is a mainline station with trains to London Waterloo, and an excellent range of cultural, retail, educational and entertainment amenities.

ACCOMMODATION

From the front drive, a ramped path leads to the uPVC front door, which in turn opens into:

Porch

With tiled floor and row of coat hooks. Wooden front door into the:

Entrance Hall

A welcoming space with real oak flooring and doors to all rooms. Loft access. Two 'sunpipes' allow plenty of daylight into the inner area. A utility cupboard contains a washing machine and slatted shelving for linen/towels etc. Door to:

Cloakroom

Tiled floor, and fitted with a close coupled white WC and stylish glass bowl hand basin. Another 'sunpipe'.

Sitting Room

A light and spacious room, with large 'picture' window to the front, and a further window to the side. Sliding patio doors open onto the rear patio. The oak flooring continues from the Hall, and there is an attractive stone fireplace with integrated wood burner, and an extensive array of built-in bookcases and a TV cabinet.

Bedroom 3

A small double room with window to the front and a built in wardrobe. Carpeted floor.

Bedroom 2

A good sized double bedroom with a window to the front. Carpeted floor.

Family Bathroom

Stylishly fitted with a white suite of an L-shaped shower bath with a glass screen, a close coupled WC, a large wash basin with a vanity unit below. Mirror with integral shaver point and lighting over. Tiled floor with electric underfloor heating and part tiled walls. Chrome towel radiator. Window to side.

Bedroom 1

A large, light and airy bedroom, with a large 'picture' window overlooking the rear garden. Carpeted floor and two double wardrobes with sliding doors. Door to:

En Suite Shower Room

Tiled floor with electric underfloor heating, large walk in shower enclosure, close coupled WC and large wash basin with vanity unit below with mirror with integral shaver point and lighting over. Chrome towel radiator. Window to side.

Kitchen

Stylishly fitted with an extensive range of floor and wall mounted cream Shaker style units with granite work surfaces over. Free standing Britannia Range cooker with two ovens and

six gas burners with an extractor fan over. Other integrated appliances include a full height fridge and freezer, SMEG dishwasher and a microwave. A cupboard contains the gas fired Valliant boiler for hot water and heating. The room is illuminated by a Velux window. Limestone tiled flooring which continues through the open arch into the:

Living Room

An impressive, light and airy space with a vaulted ceiling, part glazed walls and double doors to garden. In the corner is a free standing log burning stove, set on a tiled hearth.

In addition, in the rear garden close to the house, there is a wooden chalet containing a:

Office

Which is fully insulated, secure and wired for power and wifi internet, equipped with desks, cabinets and shelving, providing a perfect work from home space.

OUTSIDE

To the front of the property, a gravel driveway provides parking for at least three vehicles and is enclosed by mature hedging, an area of lawn and attractive flower borders. To the side of the house is a further driveway in front of the single garage **N.B. The garage is not included in the tenancy.** A pair of double gates gives access to the rear garden from the driveway.

A principal feature of the property is the large rear garden which is attractively laid out and tended with a good variety of

mature trees, flower borders and shrubs. The garden extends c.150 yards down to the River Bourne, with two bridges over a tributary to an island, an idyllic spot in which to escape and relax. Within the garden is a good sized brick built shed, a summerhouse and a greenhouse.

The services of a professional gardener are included in the rent.

SERVICES

Mains electricity, gas, water and drainage. Broadband available with average 50 mb speeds.

COUNCIL TAX

Band E. Current annual rate £2,418.63

RESTRICTIONS

No pets or sharers accepted.

TENANCY

To be let either fully furnished or unfurnished on an Assured Shorthold Tenancy for a minimum term of 12 months, if allowed to continue thereafter on a monthly basis. N.B. It is the Landlord's intention to return to the property after the initial fixed term.

DIRECTIONS

Leaving Salisbury going north on the A345, at the large roundabout by the Beehive Park&Ride turn right and follow The Portway in the direction of Tidworth. Join the A338 at the

Winterbourne roundabout and continue in the direction of Tidworth. On entering the village of Porton turn right onto Winterslow Road, continue into the heart of the village. After about 500 yards on the left hand side is an entrance into a cul de sac of which number 21 Winterslow Road is the second on the left.

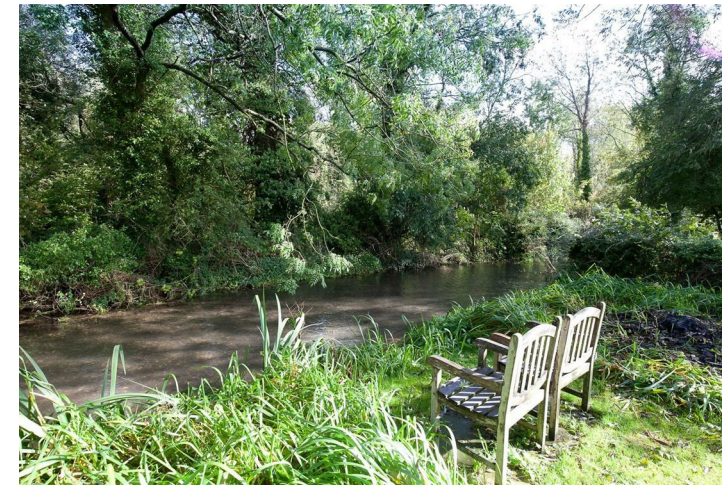
HOLDING DEPOSIT

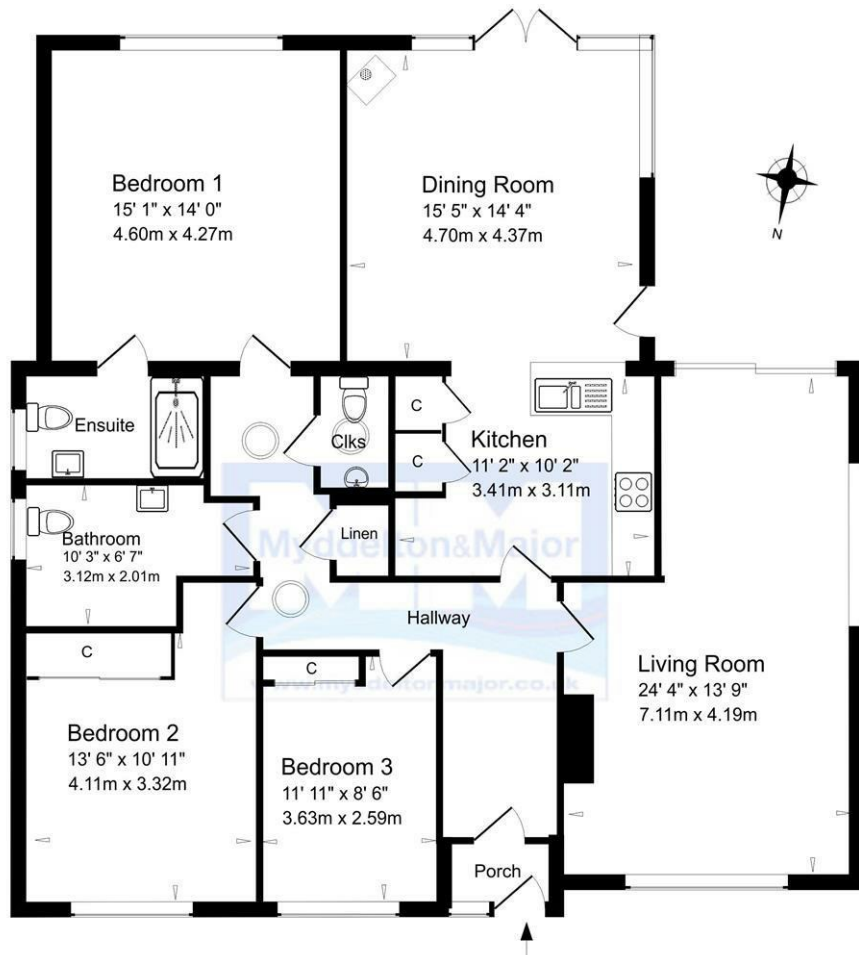
Equivalent to one weeks' rent.

DILAPIDATION DEPOSIT

Equivalent to five weeks' rent.

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





Approximate Gross Internal Floor Area 1,470 Sq. Ft./ 137 Sq. M

Measurements quoted are to IPMS: Residential 2
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 Drawing Number : 164-0269



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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