





12 Fulton Road, Riverdown Park Salisbury, Wiltshire, SP1 3BF

- Beautifully presented detached house
- On a popular development
- Driveway parking
- Garage
- Walled rear garden
- Close to local schools

The Property

A well-presented detached modern house with good-sized accommodation which includes: entrance hall, cloakroom, sitting room, kitchen/dining room with fitted appliances including dishwasher and fridge/freezer, utility room with space for washing machine, main bedroom with en suite shower room, second double bedroom and a single bedroom, family bathroom. Private enclosed garden, single garage and driveway parking.

A stylish detached house with walled private garden, single garage and driveway on a popular new development on the northern edge of the city.

Size: 1,145 sq ft

Council Tax: Wiltshire £3,165.96
2022/23. Band E



3



1



2



2

Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

Location

Fulton Road is situated on Riverdown Park, a popular development set in a desirable semi-rural location. The property enjoys views across and direct access to the Castle Hill Country Park. There is a good selection of local amenities including a primary school, a community centre, shop, pub, convenience store, health and fitness club and a recreation ground. There is a good bus service into the City centre.

Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.



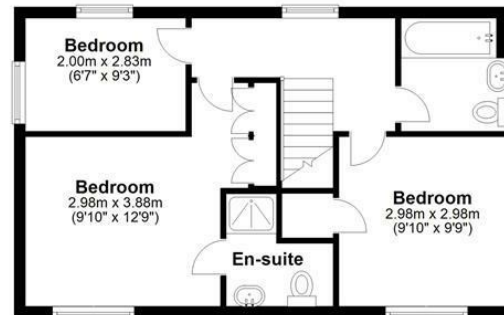


Myddelton&Major

Ground Floor



First Floor



Total area: approx. 106.4 sq. metres (1145.6 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	82
EU Directive 2002/91/EC	
England & Wales	

Disclaimer Notice:

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