



Devizes Road, Salisbury

Myddelton & Major



## 267a Devizes Road, Salisbury, Wiltshire, SP2 9LT

- 2 Bedroom Maisonette
- Gas Central Heating
- Within walking distance of the city centre
- Allocated off road parking
- Open Plan Living Room / Kitchen

### The Property

267a Devizes Road is a first floor maisonette in a two storey Victorian detached property. A private front door opens into an large entrance hall with stairs up to the first floor accommodation. This includes an open plan living room/ kitchen, double bedroom and single bedroom, modern bathroom with shower over the bath and shared garden.

To the front of the property, behind low brick walls and screened by hedging, is a shared parking area with an allocated parking space for 267a.

### Location

Devizes Road, while being a principal arterial road into Salisbury, is also a traditional Victorian Street with character and community, and is only a short walk from the railway station, several restaurants and the city centre with its excellent range of facilities – shopping, leisure, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo, journey time approximately 90 minutes. Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

### 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.

**\*\*VIEWINGS SUSPENDED DUE TO HIGH DEMAND\*\***

A light and well presented 2 bedroom first floor maisonette.

**Size:** 610 sq ft

**Council Tax:** Wiltshire £1,863.25  
(2023/24), Band B



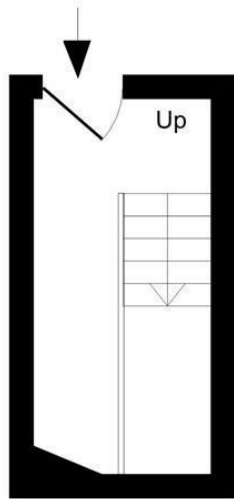
**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

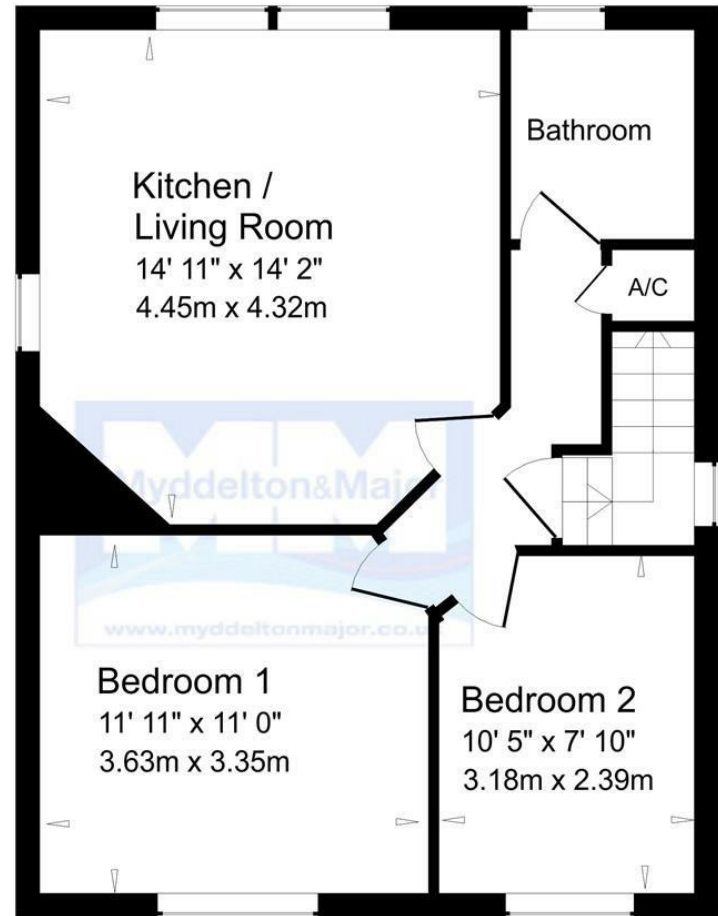
**Services:** Mains gas, electricity, water and telephone.

**Other Fees:** See Website.





Ground Floor



First Floor

Approximate Gross Internal Floor Area 610 Sq. Ft./ 57 Sq. M

Measurements quoted are to IPMS: Residential 2  
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 Drawing Number : 164-0266

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	74
(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		

**Disclaimer Notice:**

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