



# SALISBURY STEAM LAUNDRY, LTD

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14 Salt Lane, Salisbury, Wiltshire, SD1 1FF



### DESCRIPTION

14 Salt Lane is a three bedroom town house, recently converted from the old Salisbury Steam Laundry building, into a light airy, spacious and modern property with stylish accommodation over two floors, with high quality fittings, throughout.

### LOCATION

The property is situated within in the very heart of Salisbury city centre, which has an excellent range of facilities – shopping, leisure, educational and cultural as well as the well thought of Playhouse and the market square which has a twice weekly charter market. Salisbury also has a mainline train station (also walking distance) with 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.

### ACCOMMODATION

14 Salt Lane is accessed via the impressive large doors to the old Steam Laundry workshop and through the door to the left which leads into:-

#### Entrance Hall

A beautifully well lit hallway with light vinyl flooring and 'Tranquil Dawn' decorated walls leads to the ground floor W/C, stairs to the first floor and also the sitting room / kitchen.

#### Kitchen / Living Room

The vinyl flooring continues into a wonderfully bright, open plan kitchen and living space. The large sash windows allow plenty of light into the room.

The stylish kitchen is tastefully fitted with modern appliances to include a n integrated fridge/freezer, ceramic hob with extractor hood over and electric fan oven below. Extensive wall mounted and base units allow for plenty of storage, with inset 1 1/2 bowl

ceramic sink and drainer with mixer tap. There is a space and plumbing for a washing machine.

The room benefits from gas central heating, plentiful spot lights and sockets including television and telephone points.

#### Cloakroom

Modern suite of WC and hand basin

#### Stairs to landing

Carpeted stairs with wooden banister leading to the first floor landing and doors to all rooms.

#### Bathroom

With a large window to the rear of the property, this bright and large family bathroom is stylishly fitted with modern fixtures and tiled flooring, a white a suite of low level WC, wash basin with mixer tap, a bath with a mixer tap to include shower attachments and a oval shower cubicle with sliding shower screen. There are also a heated towel radiator and extractor fan to ceiling.

### Bedroom 1

Two large double glazed windows to the rear of the property cast plenty of light into the spacious and carpeted double bedroom. There is a double wardrobe with automatic lights behind wooden doors and plenty of power sockets and a television point.

### En Suite Shower Room

A generously proportioned en-suite fitted with a modern white suite of low level WC, wash basin with mixer tap and corner shower with thermostatic shower, deluge and hand held attachments and curved glass shower screen. Floor and splash backs are tiled and an extractor fan and towel radiator to the wall are also provided.

### Bedroom 2

A good sized double bedroom with carpeted flooring and double wardrobe with sensory lights. This bedroom overlooks the front of the property of which its large sash window allowing plenty of light into the room. Radiator, various power points and a television point.

### Bedroom 3

A well proportioned single sized, carpeted bedroom

with a large sash window to front, a built in wardrobe with sensory lights, various power points and television point.

### OUTSIDE

The property has no private outside space. On-Street parking permits are available by application to Wiltshire Council.

### SERVICES

Mains gas, electricity, water, drainage and telephone.

### COUNCIL TAX

Band D. Current Annual Rate £2,191.82 (2022/23).

### RESTRICTIONS

No sharers, smokers or pets.

### TENANCY

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

### DIRECTIONS

From the market square continue along Blue Boar Row and straight on into Winchester Street. Turn left into St

Edmunds Church Street and continue along this road. Turn left into Salt Lane where the property can be found on the left hand side, marked by our To Let board.

### HOLDING DEPOSIT

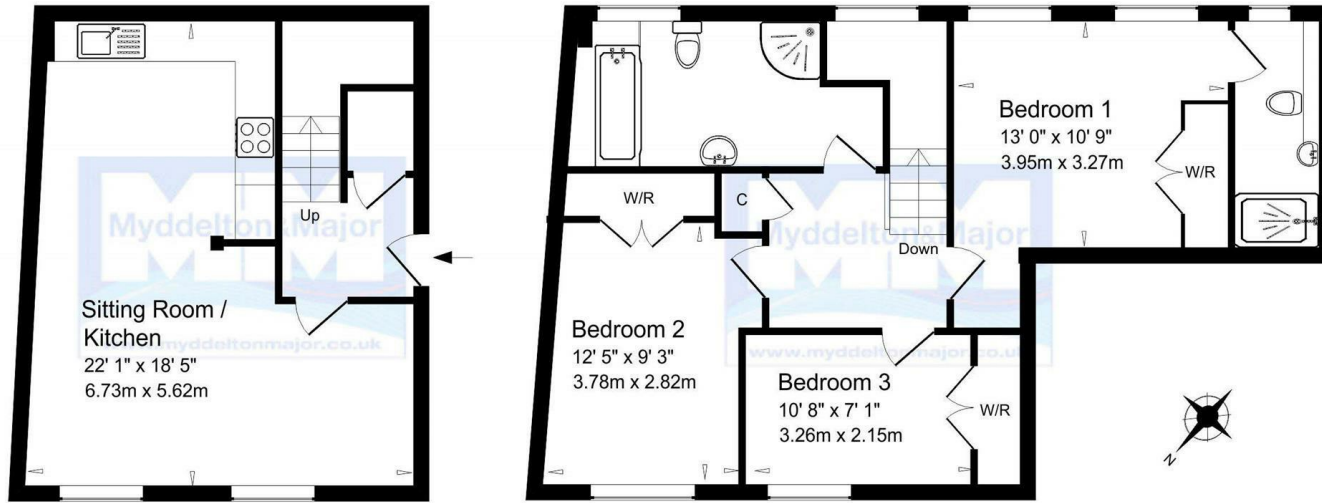
Equivalent to one week's rent.

### DILAPIDATION DEPOSIT

Equivalent to five week's rent.

For further details concerning tenant fees, please contact the office or visit our website [www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)





Ground Floor

First Floor

Approximate Gross Internal Floor Area 97 Sq. Ft./ 1,050 Sq. M

Measurements quoted are to IPMS: Residential 2  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		78	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	