



Connells

Batchelor Way
Downton Salisbury

Batchelor Way Downton Salisbury SP5 3FN

for sale
£400,000



Property Description

A well-presented three bedroom detached house in Batchelor Way, Downton. Offering an en-suite to main bedroom, kitchen/dining room and driveway parking. Situated in the sought after village of Downton which has local facilities and just under 7 miles to the medieval city of Salisbury.

The village of Downton has a high street, post office and garage and commuting links to the medieval city of Salisbury.

Salisbury offers a range of amenities, these include but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, 2 cinemas, leisure centres and gyms and renowned state and private schools. These include Bishop's Wordsworth School & South Wilts Grammar School. There are direct rail links to London Waterloo, Bristol & Southampton.

Entrance Hall

Stairs to first floor landing, access to cloakroom, lounge, kitchen/ dining room and storage cupboard.

Cloakroom

Comprising wash hand basin with mixer taps and WC.

Lounge

14' 3" x 11' 10" (4.34m x 3.61m)

Dual aspect to the front.

Kitchen/ Dining Room

23' 3" x 9' 2" (7.09m x 2.79m)

Comprising wall and base units with worktop over, sink and a half drainer unit with mixer taps, integrated oven with inset gas hob and stainless-steel hood over, space for dishwasher, washing machine and fridge/freezer, a range of units in the dining area, French doors to rear garden and rear aspect.

First Floor Landing

Access to bedroom one, two and three, bathroom and storage cupboard.

Bedroom One

14' 4" max x 9' 9" (4.37m max x 2.97m)

Door to ensuite, dual aspect to front.

Ensuite

Comprising a shower cubicle with integrated shower, pedestal wash hand basin with mixer taps, heated towel rail and WC.

Bedroom Two

11' 4" x 8' 1" (3.45m x 2.46m)

Rear aspect.

Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

Rear aspect.

Bathroom

Comprising panel enclosed bath with mixer taps and shower over with rainfall shower head and glass screen, pedestal wash hand basin with mixer taps, heated towel rail and WC.

Outside

Rear Garden

This enclosed garden offers a high degree of privacy, ideal for hosting or Alfresco dining in the summer months. Offering a patio area adjacent to house, a further laid to lawn area and a rear decked seating area in the corner. With gated side access leading to the driveway.

Garage

Single garage with up and over door, approached by the driveway.

Driveway

Driveway parking for two cars to the side of the property.

Solar Panels

On the front roof.

Agents Note

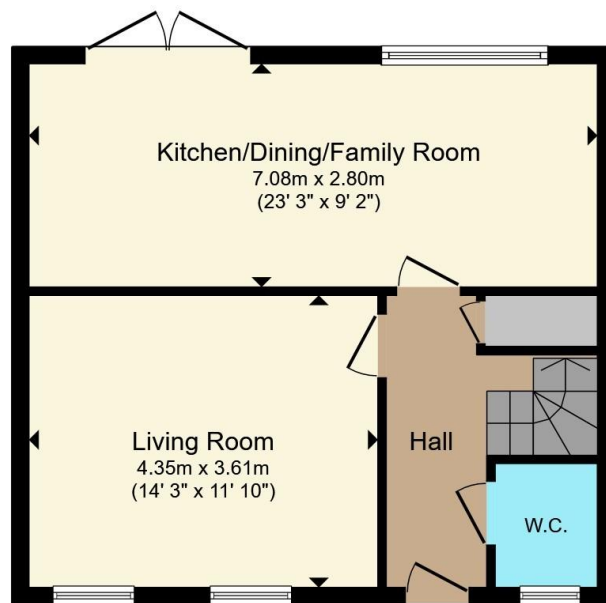
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is a £343.90 annual estate charge for the property.

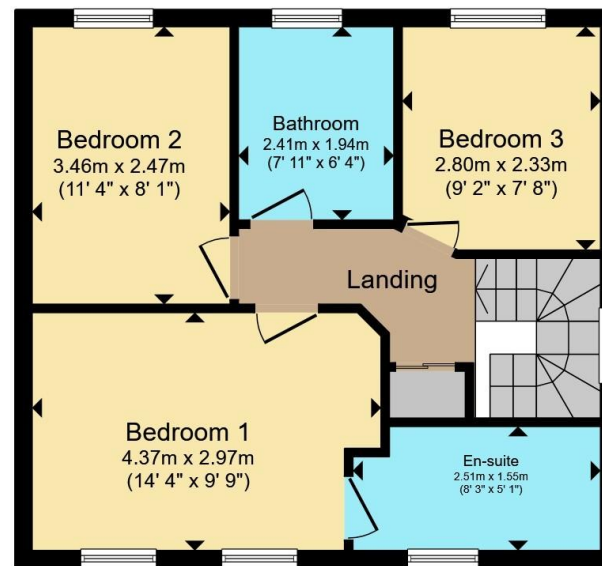








Ground Floor



First Floor

Total floor area 92.6 m² (996 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308559



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