

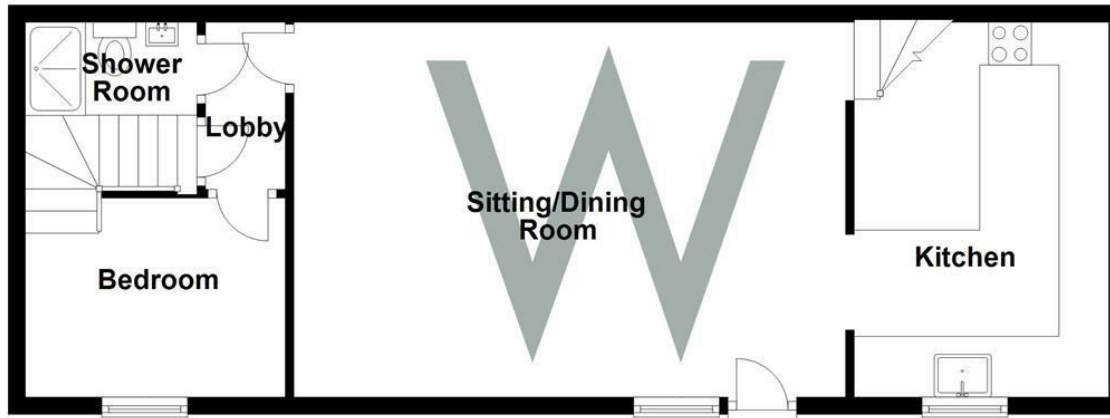


The Coach House 2a Tollgate Road, Salisbury, Wiltshire, SP1 2HZ

£1,575 PCM

An interesting and particularly spacious, 4 bedroom Grade II Listed conversion forming part of the historic, former 18th Century Tollgate Coaching Inn and retaining many of the original features. The accommodation comprises a spacious sitting/living room with exposed beams and feature walls, a bespoke kitchen with Belfast sink, wooden worktops, free standing double electric cooker, integral under counter fridge, freezer and dishwasher. There is a door from the main living area to a ground floor bedroom with its own shower room and stairs to another bedroom above with en-suite shower room. Further stairs from the main living room lead up to two double bedrooms, a family bathroom with a shower over the bath and there is a large landing area at the top of the stairs which could be used as a study area. One large parking space to the front on the left which could accommodate 2 small cars in tandem, but no other outside space. Electric heating via a combination of dual rate night storage heaters downstairs and panel heaters upstairs. The property has just been decorated throughout and is available UNFURNISHED with carpets, potentially on a long term basis.

Ground Floor
Approx. 55.2 sq. metres (594.4 sq. feet)



First Floor
Approx. 55.2 sq. metres (594.4 sq. feet)



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	
England & Wales		EU Directive 2002/91/EC	

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