



RESIDENTIAL ESTATE AGENTS  
PROPERTY LETTING & MANAGING AGENTS  
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**West Woodyates,**

**£1,250 PCM**

**5 West Woodyates, West Woodyates, SP5 5QS**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

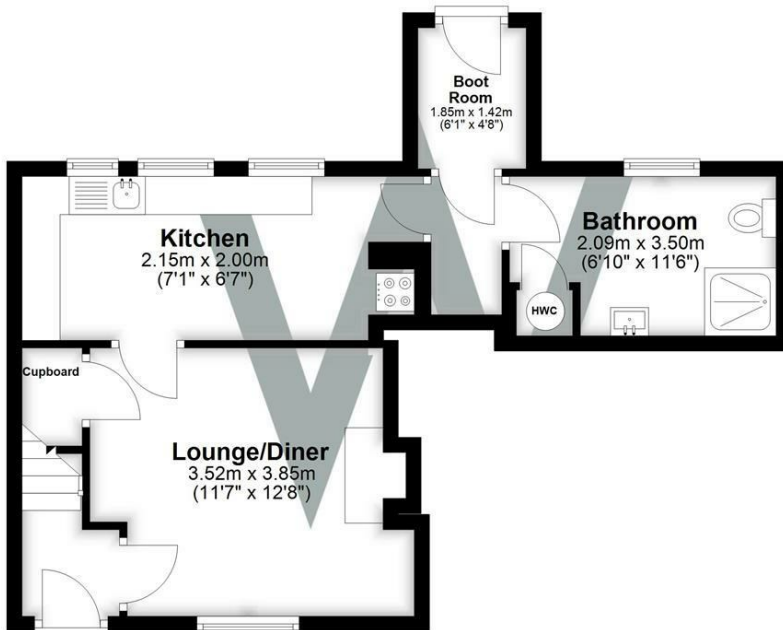
A well presented, two bed detached house quietly situated on a private estate in East Dorset surrounded by stunning panoramic views. The interior boasts an ideal balance of olden charm and modern-day conveniences, comprising of a lounge dining area incorporating a working fireplace and shelving storage, which leads through to a recently renovated kitchen featuring various fitted units, including a single electric oven and space for a fridge freezer and a washing machine. Moving through from the kitchen, there is a ground floor bathroom with an electric shower, W.C. and a wash hand basin. A boot room sits adjacent to the kitchen.

On the first floor, there are two double bedrooms with sufficient storage and gorgeous views over the surrounding land.

Outside, there is a large garden to the rear of the property with flat lawn bordered by mature hedges. There is a shed for outdoor storage, a bright summerhouse and decking. The rear garden can be accessed via the boot room and a sever

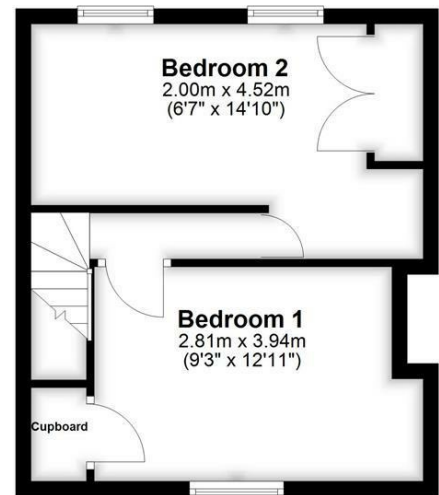
### Ground Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



### First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



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