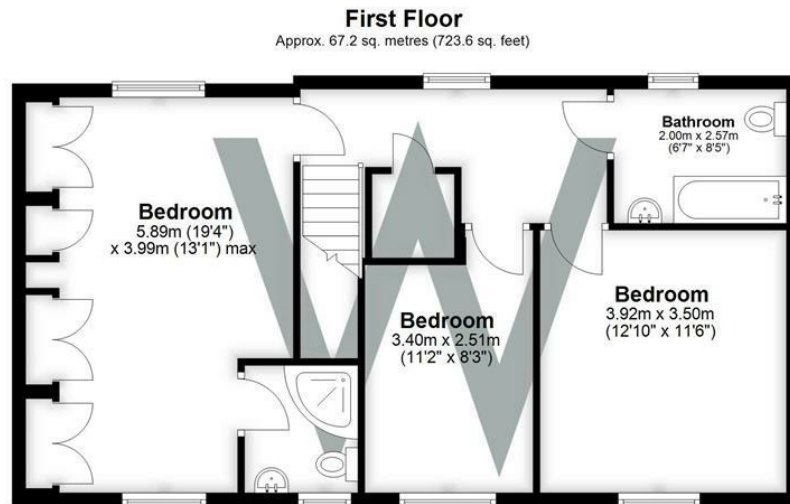
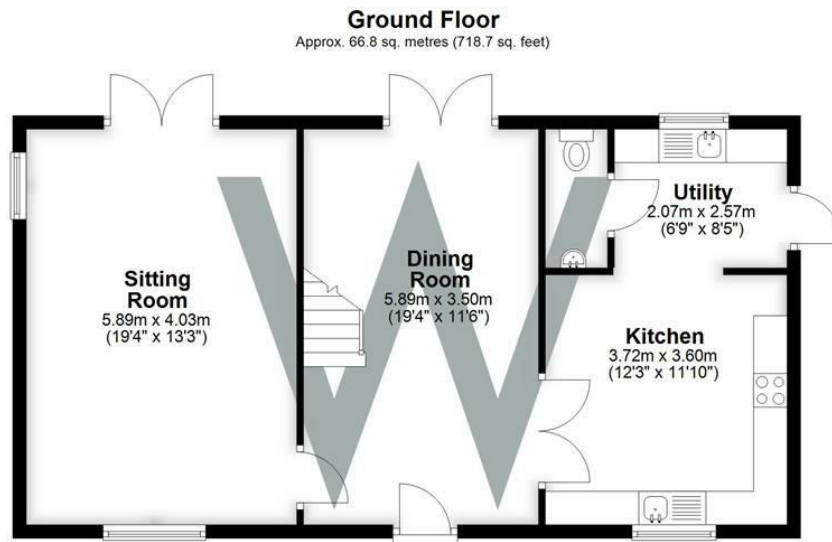




Snowdrop Cottage Tollard Royal, Salisbury, Wiltshire, SP5 5PW

£1,750 PCM

A most attractive three double bedroom detached cottage built approx 20 years ago along traditional lines and set within a popular village just on the edge of Rushmore Park and close to Sandroyd School. The accommodation comprises: covered porch into a spacious entrance/dining hall, a large kitchen/breakfast room with a good range of fitted units incorporating double electric oven, electric hob, integral fridge/freezer and dishwasher, a separate utility room with extra units, sink and spaces for washing machine, tumble drier and door to garage. Drawing room with wood burner and French doors to rear terrace. On the first floor, there are three good sized double bedrooms, the main bedroom having fitted wardrobes and en-suite shower room with quadrant cubicle as well as the family bathroom. The property has a combination of oak flooring and carpeting with curtains/blinds throughout. Lean-to single garage with power and light, separate wooden shed. Gravelled parking for several cars to the front, with a mainly terraced garden to the rear. Oil fired central heating. Available now UNFURNISHED on a potentially long-term basis.



Total area: approx. 134.0 sq. metres (1442.3 sq. feet)

**WHITES**  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		80
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



