



8 Foyles Mead, Wylke, Warminster, Wiltshire, BA12 0RT

Guide Price £325,000 Freehold

An exceptional, modern, semi-detached house situated within a small cul de sac in a popular Wylfe Valley village, the subject of a comprehensive modernisation programme during 2019.

Description

An exceptional modern semi-detached house, completely updated between 2019 to 2022, to include a new oil-fired central heating system, triple glazed windows, new wiring, downstairs cloakroom, bathroom, kitchen, water tank, decoration and flooring throughout. There are also Venetian blinds included and a new electric garage door. On the ground floor there is an entrance hall with stairs leading to the first floor, downstairs cloakroom, sitting room, kitchen/dining room and garden room. On the first floor there are three bedrooms, with built-in wardrobes in the main bedroom, and a bathroom. To the rear of the property is a paved and enclosed garden and there is a further area of lawn to the front with mature shrubs and trees. There is a detached garage with parking to the front.

Location

Foyles Mead is situated on the edge of this popular village, with a shop and a public house and easy access on to the A303/A36. Salisbury lies 12 miles away and offers a further range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Stairs to first floor with cupboard under, high level electric fusebox.

Cloakroom

White suite of low level WC and wash hand basin.

Sitting Room

TV point, opening to:

Kitchen/Dining Room

Newly fitted with range of square-edge work surfaces with inset one-and-a-half bowl sink with mixer tap over, built-in double oven, induction hob with glass splashback and extractor hood over, space and plumbing for washing machine, wall mounted cupboard, dresser unit with display cupboard, ceiling downlighters, laminate floor. Double doors to:

Garden Room

Timber clad ceiling with Velux window, French doors to garden, wood laminate floor.

First Floor - Landing

Hatch to insulated loft space with folding ladder, airing cupboard with high pressure water tank.

Bedroom One

Range of built-in wardrobes.

Bedroom Two

Bedroom Three

Bathroom

White suite of panelled bath with mixer taps and shower attachment, folding glass screens, low level WC with concealed cistern, wash hand basin with drawers beneath, tiled walls and floor, heated towel rail.

Garage

Up-and-over electric door, light and power. Pedestrian door to side.

Outside

The property is approached over a brick paviour driveway with steps leading up to the front door. To front and side are well stocked flowerbeds and there is a large area of lawn with mature shrubs and trees. A pedestrian gate leads through to the rear garden which is paved, with timber panelled fencing to sides, flowerbeds and shrubs. Oil-fired boiler for heating and hot water, outside light.

Services

Mains water, electricity and drainage are connected to the property. Oil-fired central heating.

Outgoings

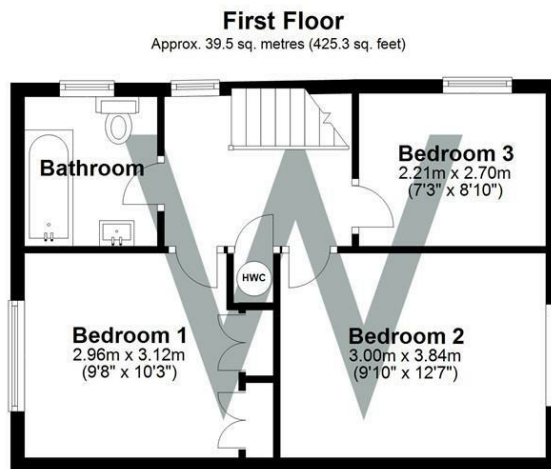
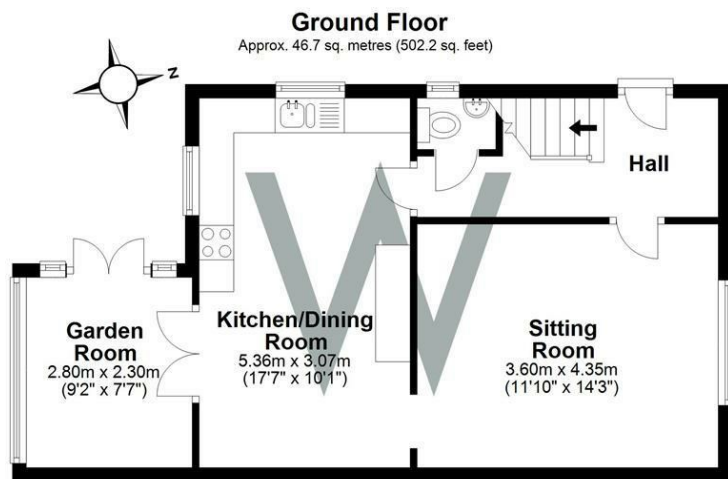
The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1865.16.

Directions

Leave Salisbury on the A36, passing over the roundabout at Wilton and continue through South Newton and Stoford. At the junction with the A303 after approximately five miles, turn left signposted to Wylfe. Proceed into the village, turning left into the High Street and again left into Fore Street. Turn first right into Dinton Road and first left into Foyles Mead, where the property can be seen on the right hand side.

WHAT3WORDS

What3Words reference is: ///blocks.warthog.slim



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C	68		
(55-66) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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