



20 Church Leat, Downton, Salisbury, Wiltshire, SP5 3PD

£425,000 Leasehold

A three bedroom ground floor apartment for the over 55's situated in a popular development in the village centre.

Description

Church Leat is a well regarded development for the over 55's, conveniently situated in the centre of this popular village. Formerly the site of the village tannery, the property occupies probably one of the most favoured positions within the development with views to the front and rear across the Mill Stream, a carrier of The River Avon. The ground floor property itself has spacious rooms with an entrance hallway and a dining hall that leads to all the rooms. The sitting room has French doors to a balcony which has a southerly aspect and looks out over water. The kitchen has an excellent range of units and integrated appliances including an oven, grill, hob, dishwasher and fridge freezer. The main bedroom has an en-suite shower room and there are two further bedrooms with the smaller bedroom having fitted furniture ideally suited to an office/study. Further benefits include double glazing and electric underfloor heating. There is also a bathroom with a white four piece suite. The development has attractive, well tended gardens, visitors parking spaces and the property has a single garage in a nearby block. There is an on-site manager and residents have the use of a personal alarm system. Church Leat lies near to all the amenities that Downton offers including a Co-op store, doctors surgeries, a pharmacy and a library.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Communal Entrance Hall

Entrance intercom system via video phone, private front door to;

Entrance Hall

Front door to;

Dining Hall 13'8" x 11'0" (4.19m x 3.37m)

Space for table and chairs, inset spotlights, storage cupboard housing hot water tank and immersion, electric fusebox and shelving, doors to all rooms including glazed double doors to;

Sitting Room 16'1" x 16'11" (4.92m x 5.16m)

Fireplace with timber surround and mantel over, stone hearth with inset electric fire, media plate, ornate coving, French doors and window to covered BALCONY AREA with glass balustrade and views over the river and development.

Kitchen 9'9" plus door recess x 9'6" (2.98m plus door recess x 2.91m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer under window to front, integrated fridge/freezer, dishwasher, electric oven, grill and induction hob with extractor, space/plumbing for washing machine, tiled floor, inset spotlights.

Bedroom One 16'2" x 12'10" both max (4.95m x 3.92 both max)

Two windows to rear, double and single fitted wardrobe, telephone point, door to;

En-suite Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, shaver point, inset spotlights, extractor, electrically heated towel rail, part tiled walls.

Bedroom Two 14'4" in to wardrobe x 9'6" (4.39m in to wardrobe x 2.92m)

Window to rear, fitted double wardrobe.

Bedroom Three 13'3" max x 7'1" (4.04m max x 2.18m)

Window to rear, fitted desk, storage shelving and cupboard.

Bathroom

Fitted with a suite comprising panelled bath, low level WC, bidet, wash hand basin, shaver point, inset spotlights, extractor, electrically heated towel rail, part tiled walls.

Outside

Church Leat has well tended communal lawned and seating areas with views towards Downton Church which provides a wonderful backdrop to a peaceful setting. There are also several visitors car parking spaces.

Single Garage 18'8" x 9'6" (5.70m x 2.90m)

Located in a nearby block with pitched, tiled roof, also providing ladder access and storage above, power and light.

Services

Mains water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'F'.

Tenure

999 years from 1994. As of November 2023, the current service charge & ground rent is £5716 per annum, paid quarterly to include the full time manager, insurance and communal costs including the gardener.

Directions

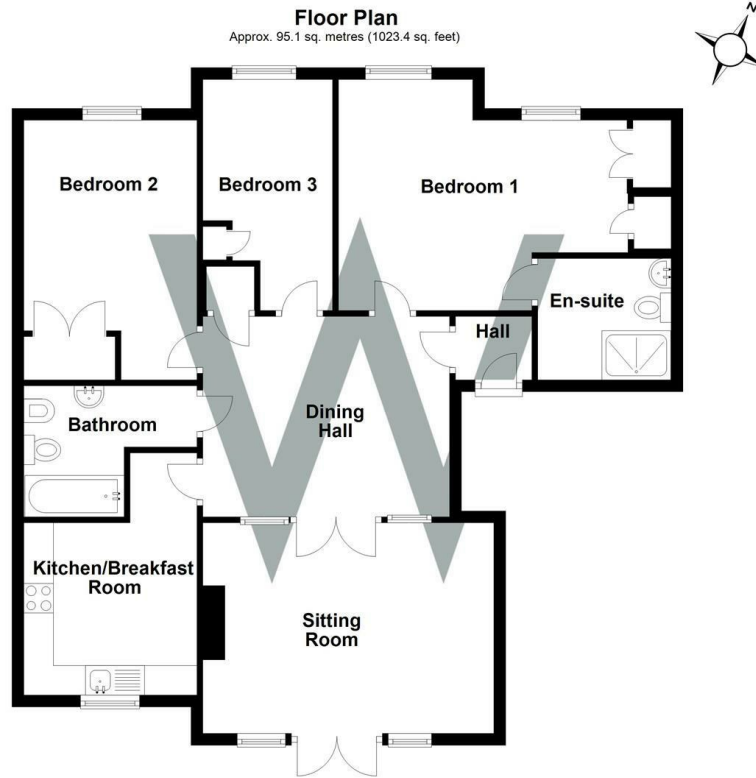
Leave Salisbury on the A338 Bournemouth Road and upon reaching Downton, turn left at the traffic lights into The Borough. Proceed over the bridge, through the pinch point and after the road bends to the left, Church Leat can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///reminds.uplifting.love



WHITES
 Castle Chambers, 47
 Castle Street,
 Salisbury, Wiltshire,
 SP1 3SP
 Tel: 01722 336422
 www.hwwhite.co.uk
 email: residential-
 sales@hwwhite.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	76
	EU Directive 2002/91/EC	

