



**DRUIDS LODGE, SALISBURY, SP3**  
£1,050 per month\*

**Carter Jonas**

# DRUIDS LODGE, SALISBURY, SP3

A delightful, detached period property set in an idyllic rural location on a private estate, well located for access to Salisbury city centre. Located east of Berwick St James and close to the World Heritage Site of Stonehenge, the property offers convenient access to amenities in Salisbury and Andover, as well as the A360 and A303. The M4 can be reached via Junction 15 for Swindon or Junction 17 for Chippenham. Mainline rail services are available from Salisbury and Andover.

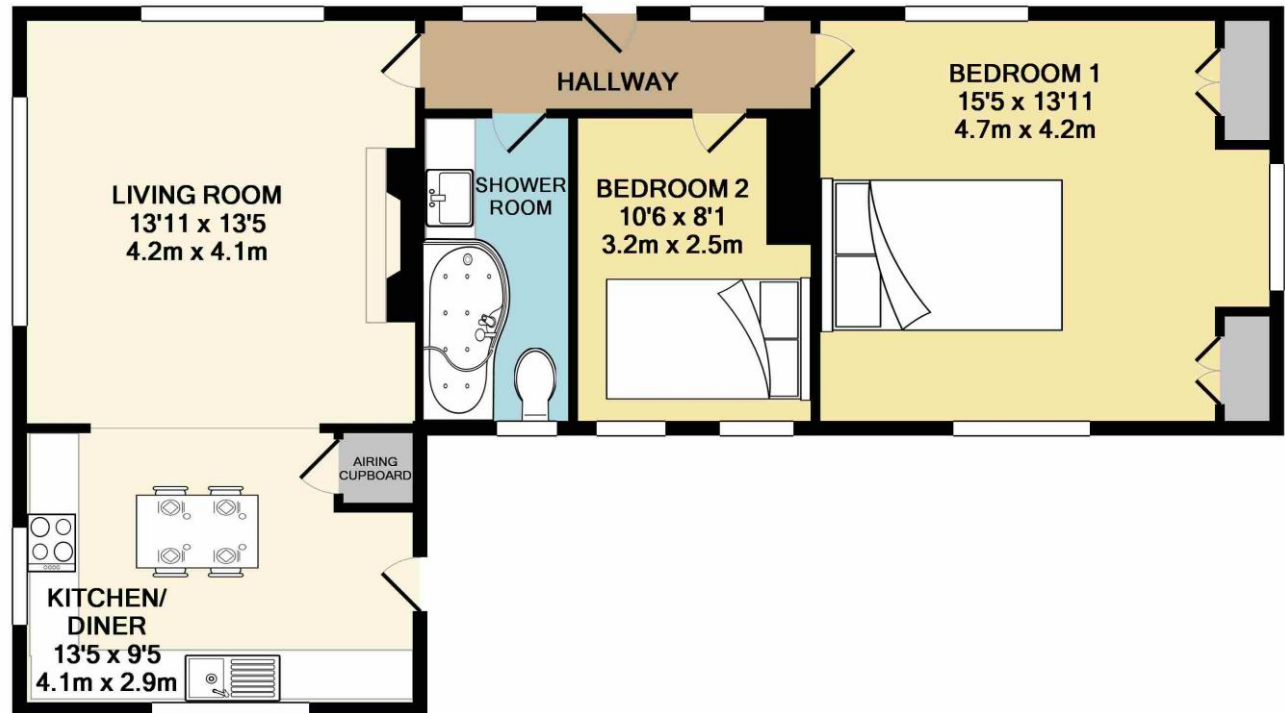
This unfurnished property comprises of an open plan kitchen and living room with original wood flooring, bathroom with a shower, a large principal bedroom with built in storage, and a second smaller double bedroom. The property has a large garden and driveway parking for at least two cars.

Available for long term let.

EPC Rating F (Exempt from MEES). Council Tax Band C (Wiltshire Council website for current cost).

Private water supply and septic tank drainage, mains electric, electric heating.

At a rent of £1,050 per calendar month: Holding deposit of 1 week's rent £242. Security deposit of 5 weeks rent £1,211.



TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 100 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 32 F    |           |
| 1-20  | G             |         |           |

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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