



MAX HEADROOM
2.00m (6'7")

CARRIERS COURT

CARRIERS COURT, SHREWTON, SALISBURY, SP3

£275,000 FREEHOLD

Winkworth



3 CARRIERS COURT, SHREWTON, SALISBURY, SP3 4BZ

Number 3 Carriers Court is an immaculately presented, modern house with well-balanced and spacious accommodation across two floors situated in the heart of Shrewton.

Three good sized double bedrooms upstairs with one ensuite and a family bathroom. Downstairs there are hard floors throughout, a fully fitted, modern kitchen/breakfast room and large sitting room with French windows out to a courtyard garden. Behind the garden are two allocated parking spaces.

AT A GLANCE:

- Kitchen/Diner
- Living Room
- Downstairs WC
- Principal Bedroom with Ensuite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Off Street Parking for 2 cars
- Patio Garden

SERVICES:

- Mains water, electricity and drainage
- Heating - Air Source Heat Pump
- EPC Band: C
- Council Tax Band: D

Agents Note: Pictures taken prior to current Tenancy.



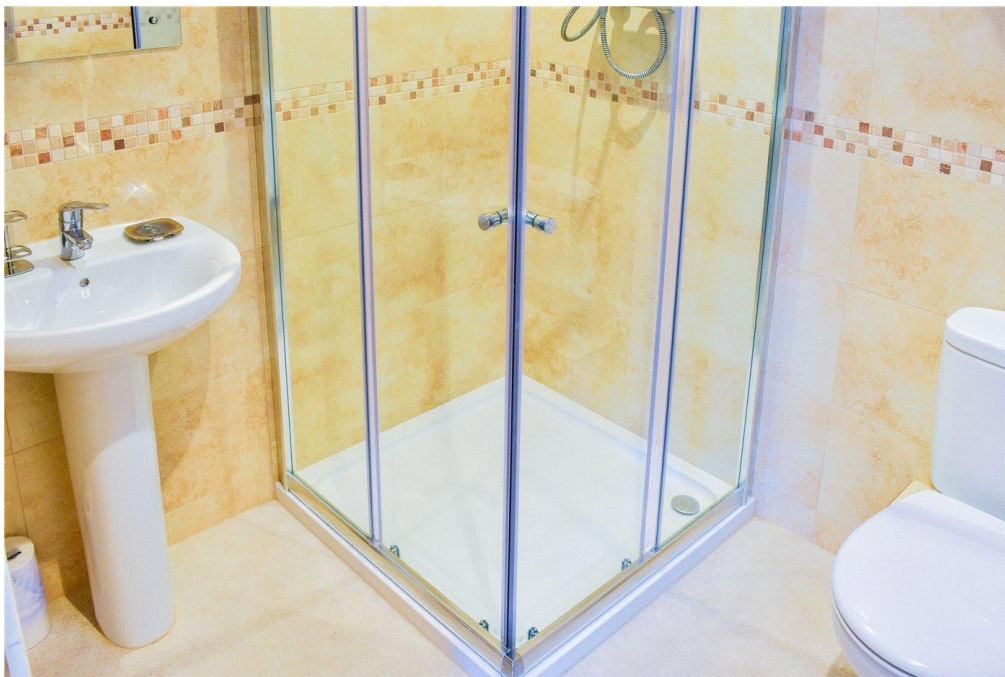
LOCATION

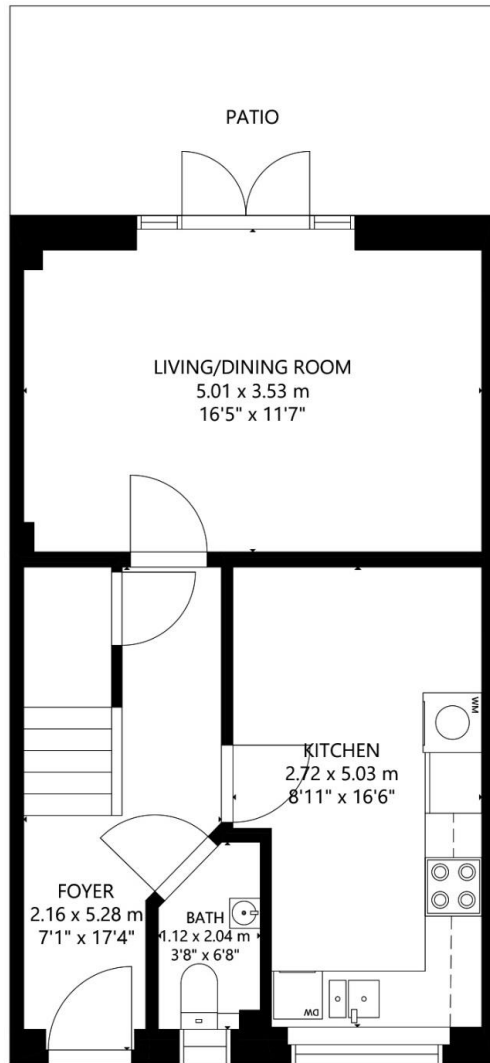
Shrewton is a popular village with excellent local amenities including two doctors' surgeries, a Co-operative convenience store with Post Office, butcher, hairdresser, garage and petrol station, friendly local Pub and primary school rated Ofsted 'Good'. Devizes is under fourteen miles away and Marlborough just a forty minute drive.

The historic Cathedral city of Salisbury is eleven miles to the south with larger shops, supermarkets, a range of leisure facilities including restaurants, cinema and theatre. Trains from Salisbury go to Waterloo in around an hour and a half, making an easy commute.

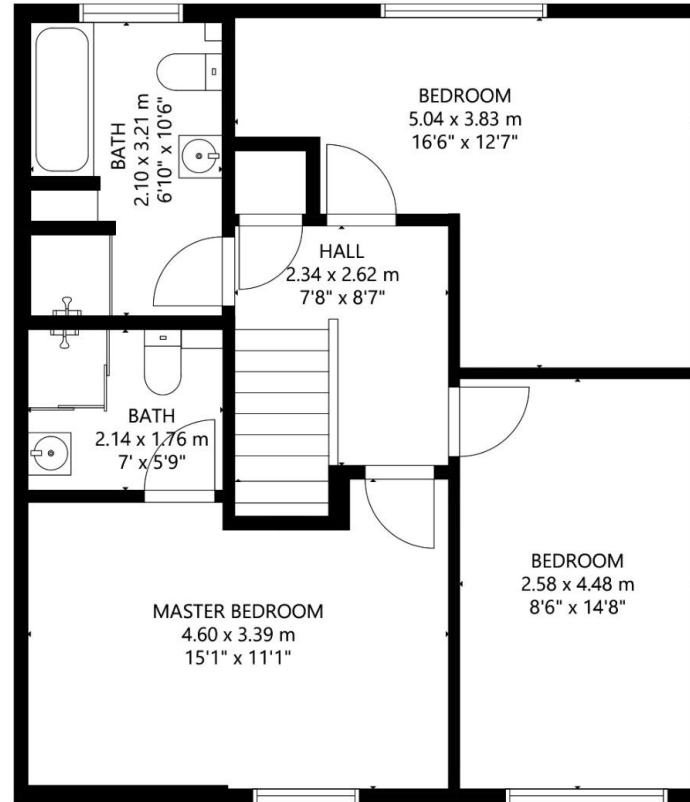
Historic Stonehenge is close by and the lovely countryside of Salisbury Plain provides plenty of opportunity for walking, riding, various other country pursuits and beautiful Red Kites can be seen in the locality. Sporting facilities in the area include fishing on the nearby chalk streams, golf at South Wilts, racing at Salisbury and sailing along the south coast.

There is a great choice of local schooling in both the public and private sectors, including Dauntseys, Bishops and South Wilts Grammar schools, Cathedral School, Chafyn Grove and Godolphin.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 1,130 sq ft/ 105 m²
 FLOOR 1: 471 sq ft/ 44 m², FLOOR 2: 659 sq ft/ 61 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	78	
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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