

High Street, Tisbury

£150,000

## The Old Coal Shop, High Street, Tisbury, Wiltshire SP3 6LD

First Floor Apartment on the Tisbury High Street
Easy Reach of Amenities and Mainline Train Station
Beautifully Presented Throughout
Modern Fitted Kitchen Sitting / Dining Room
One Bedroom, One Shower Room
Roof Terrace Providing a Wonderful Outside Space
No Onward Chain EPC: Awaited.

#### DESCRIPTION

Located on the Tisbury High Street, this one bedroom first floor apartment, providing a fantastic opportunity for a first-time buyer, investment, or lock up and leave, within easy reach of the village amenities and mainline train station.

The well-appointed accommodation, which has been updated, and beautifully maintained by the current owner, includes a kitchen, sitting/dining room, opening up onto a fantastic roof terrace providing views of the village and countryside beyond, one bedroom and a shower room.

#### LOCATION

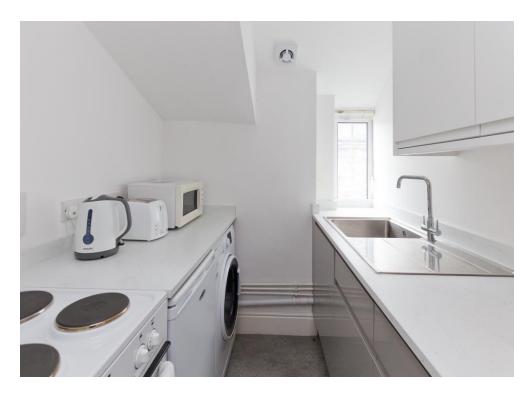
Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the south of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre, a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively. London Waterloo is approximately 1 hour 50 mins away, as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.

#### **SERVICES**

The property is connected to mains electricity, water and drainage. Heating is electric.







#### OUTSIDE

The property is located and accessed via the High Street, where the apartment is quietly situated at the rear on the first floor, reached via a set of stairs.

To the rear of the apartment is a fantastic, Easterly facing roof terrace, which can be accessed via the sitting/dining room. The terrace provides the perfect space for sitting out in the summer evenings, enjoying views over the village and countryside beyond.

#### LOCAL AUTHORITY

Wiltshire Council Tax, Band A.

# TENURE

Leasehold – Long Lease

### **STAMP DUTY**

To calculate the stamp duty payable on this property visit

www.hmrc.gov.uk/tools/sdlt/land-and-property.htm

#### VIEWINGS

Strictly by appointment, only with Boatwrights.

01747 859359 www.boatwrights.co.uk.









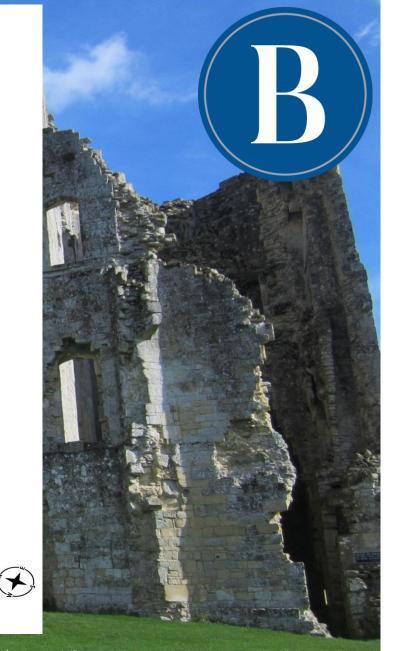
GROUND FLOOR 30.5 sq.m. (329 sq.ft.) approx.



HIGH STREET, TISBURY

#### TOTAL FLOOR AREA : 30.5 sq.m. (329 sq.ft.) approx.

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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. **28 October 2024** 

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