



**Woodcuts , Salisbury, Wiltshire, SP5 5RP**

**£927 pcm**

**Let Agreed**

- **Unfurnished**
- **Two bedrooms**
- **Rural Views**
- **Council Tax Band "D"**
- **EPC RATING "E"**
- **Enclosed Garden**
- **Woodburner**
-

Boatwrights are delighted to offer this two bedroom, detached cottage located within Woodcutts, Sixpenny Handley.

The property offers a cosy sitting room with wood burner, kitchen with gas hob & oven, a downstairs family bathroom, one double bedroom, and further small single bedroom.

Externally, the property benefits from a front garden space, a newly built, fully sound proofed office/ playroom, and beautiful views of the surrounding area.

EPC Rating: E

Available January 2025

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

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	