



6 WATERMAN LANE, ST PETERS PLACE, SALISBURY SP2 9FN

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



6 WATERMAN LANE, ST PETERS PLACE, SALISBURY SP2 9FN
PRICE GUIDE: £595,000

Positioned on the very edge of the hugely popular St Peters Place, 6 Waterman Lane is a truly stunning detached family home built by Charles Church homes in 2018 and occupied from new by the present owners.

The property benefits from a pleasant open outlook, excellent parking and is positioned at the head of a small quiet cul de sac of only 3 detached dwellings.

Offered for sale in immaculate condition throughout, this fine family home offers about 2000sqft of accommodation comprising a welcoming reception hall, a large living room, separate dining room which is presently in use as a sitting room/tv room, a fabulous kitchen/dining/family room which extends the width of the house with c.16ft bi-folding doors leading out to a south westerly facing garden.

There is also a utility room and ground floor cloakroom. The first floor is arranged around an impressive galleried landing with a principal bedroom with en-suite, guest bedroom with en-suite, three further bedrooms and a large family bathroom.

Located to the side is a large single garage with power, light and extensive eaves storage. There is an open plan front garden with an area of lawn and shrubs, the rear garden is a good size and fully enclosed with two seating/patio areas, lawn and shrubs.

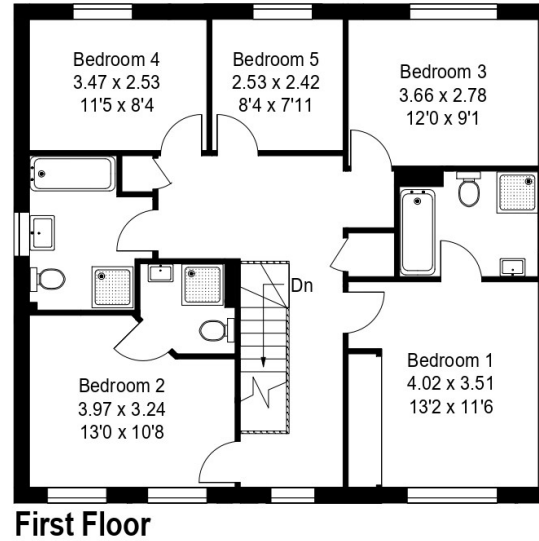
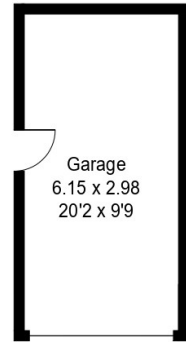
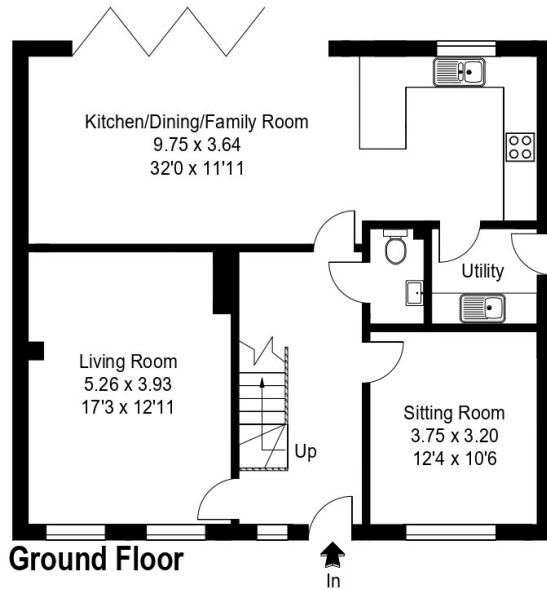
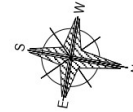
DIRECTIONS: From the centre of Salisbury proceed north west along the A360 on the Devizes Road, continue straight over the next two roundabouts and after approximately 1 mile, at the third roundabout turn left into Adlam Way, St Peters Place. Take the second left into Coberley Drive and then the third left into Waterman Lane. Turn right at the end of the cul de sac and 6 Waterman Lane will be found at the end on the right.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,460.31 for year 2023/24. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.



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Approximate Gross Internal Area :- 180 sq m / 1939 sq ft
 Garage Approximate Gross Internal Area :- 18 sq m / 197 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref: 10714

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			