VENDITUM

RESIDENTIAL SALES

EST. 2004

3 East Farm Bungalows

Salisbury, SP3 5JF

£325,000

2 1 1

Brymar is a detached bungalow occupying a generous plot with lovely views toward Fovant Badges. The property has been a well loved home but would now benefit from some modernisation and offers huge potential including extensions and ample space for outbuildings (subject to planning permission). Currently laid out as a spacious two bedroom property, Byrmar could easily be reconfigured as three bedroom. The property is double glazed with oil fired heating and is generally well maintained. Outside Brymar has a generous plot which is very well enclosed with a lovely array of mature planting. Vehicular access from the rear currently provides off road parking for four cars comfortably with huge potential for garaging (subject to planning permission). The village of Fovant is famous for its regimental badges cut into the chalk down which Brymar overlooks. The village has a great array of amenities including village shop, doctors surgery, public house and church. Wilton and Tisbury are both within easy reach with Salisbury and Shaftesbury also within striking distance. This is a rare opportunity to acquire a property with such potential.

Directions
Proceed to Fovant from Wilton on the A30. On approaching the village Brymar can be found on your right hand side with vehicular access via Green Drove.

Double Glazed Front Door to:

Entrance Porch
Windows to front. Electric fuse box. Part glazed front door to:

Sitting Room 16'0" x 12'11" (4.9m x 3.95m)
Double glazed window to front aspect. Open fireplace with stone surround. Double radiator.

Hall
Access to loft space.

Kitchen 12'9" x 12'1" (3.9m x 3.7m)
Double glazed windows to side and rear aspects. Matching wall and base units with worksurface over. Inset stainless steel sink unit with space for cooker/washing machine. Floor mounted oil fired boiler and airing cupboard. Double radiator.

Bedroom One 17'0" x 12'3" (5.2m x 3.75m)
Double glazed windows to front and side aspects. Two radiators.

Bedroom Two 9'2" x 12'1" (2.8m x 3.7m)
Two double glazed windows to rear aspect. Radiator.

Rear Lobby
Door to:

Bathroom
Coloured suite WC, pedestal basin and panelled bath with mixer/shower attachment. Tiled splashbacks, radiator, obscure double glazed window.

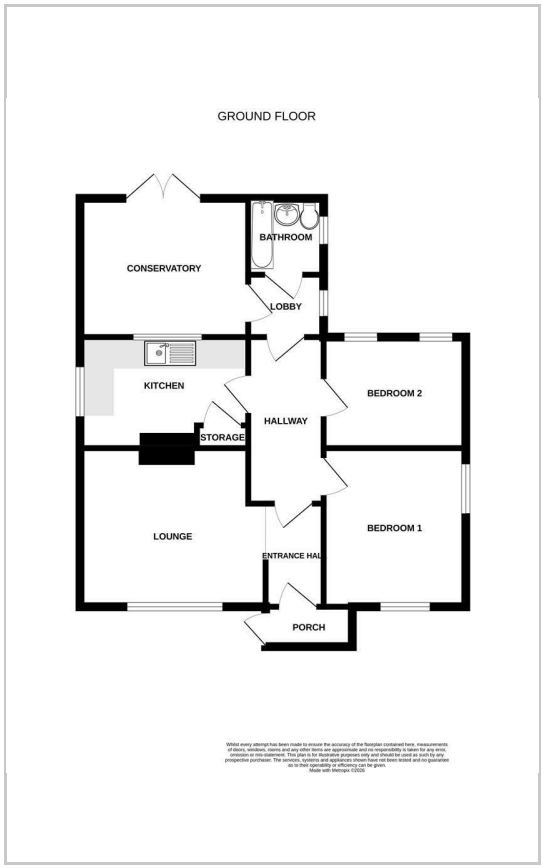
Conservatory 7'0" x 9'6" (2.15m x 2.9m)
Double glazed with door to rear garden.

Outside
To the front of the bungalow is an area of lawn well enclosed by wooden fencing, with pedestrian path leading to the front door and side. Immediately outside the conservatory is a small paved area with pedestrian access to the side, screened oil tank and step up to main garden. A generous area of lawn enclosed by wooden fencing and mature hedge, with an extensive range of mature planting. A picket fence and gate leads to a generous gravelled private drive/parking area with space for four vehicles comfortably.

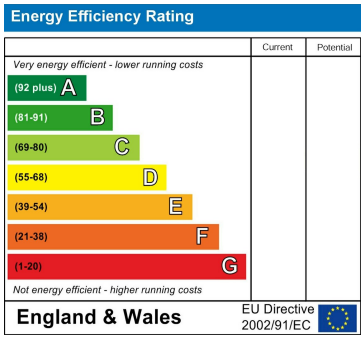
Agent’s Note: It is believed the property is a cavity construction with render covering, however prospective buyers should carry out the relevant enquiries to satisfy themselves.

Area Map

Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk