



8 Salisbury Place

Windermere, LA23 1EQ

Guide Price £465,000

8 Salisbury Place

Windermere

Situated in a convenient and prime location in the heart of Windermere village is this classic Victorian terraced home. 8 Salisbury place is a four bedroom, three bathroom and three reception property which has been refurbished with care and a creative flair from top to bottom to create a stylish and chic space.

8 Salisbury Place offers an excellent opportunity to purchase a highly lucrative and rated holiday let investment property set in the Lake District National Park. The property has undergone extensive renovation, providing modern touches such as double glazed UPVC windows and oak flooring throughout. This is the perfect property for investors looking for a holiday let with the contents available by separate negotiation. It is currently let through Airbnb and there are financial projections upon request.

The property is well situated, being located within yards of the bustling and popular village of Windermere, offering a very central location with the shops, restaurants, cafes and bars within easy walking distance. There is a large range of tourist attractions, good transport links including train, bus and Lake cruisers, offering excellent accessibility to enjoy the beautiful Lake District National Park.





Accommodation

Living Room

The front door opens up to a spacious living area with large windows out to the front of the property with a window seat. A log burner with a slate hearth and oak mantel creates a warm atmosphere and inset shelves and cupboards provide ample storage. There is an integrated TV in the wall.

Ground Floor Shower Room

Three piece suite containing a pedestal basin with illuminated vanity mirror, a dual shower with rain head and hand set, and WC. Obscured glass window, heated towel rail and modern tiling.



Dining Room

The living room seamlessly transitions into the sizeable dining room which hosts a delightful large log burner with a slate hearth and oak mantel. Access to the large and spacious basement with scope for development.



Kitchen

The modern kitchen presents a fantastic range of wall and base units. There is plumbing available for a fridge, freezer, dishwasher and washing machine. Lamona oven with gas hob and extractor, stainless steel mixer sink with drainer and sky lights to brighten the room. There is a window and external door leading to a small patio area.

First Floor



Rear Bedroom Four

Single bedroom with modern touches and a large window.

Family Bathroom

The first floor bathroom is a contemporary four piece suite including a WC, pedestal sink with illuminated vanity mirror, bath and dual shower with rain head and hand set. Heated towel rail and obscured glass window with ledge.



Front Bedroom Two

King sized room with large, panelled windows out to front of the property. Inset wardrobe and TV point. High ceilings.

Second Floor

Front Bedroom Three

Spacious twin room with sloping ceiling and Velux.

Rear Bedroom One

Bright and airy king sized room with en-suite and great views over the rooftops to the fells. Inset cupboard and lights.





Outside

To the front of the property is a courtyard garden with path to the front door. At the rear is a small patio area accessible through external door in kitchen and accessed from the street via neighbours passageway.

Directions

Travelling around the one way system in Windermere, down Crescent Road, turn left after the post office onto Birch Street and first right into Salisbury Place. No.8 is on the right hand side.

Services

Mains water and drainage, gas central heating.

Tenure

Freehold.

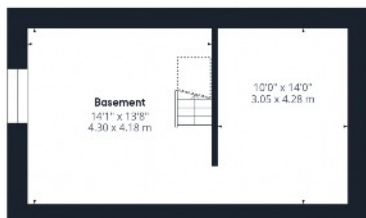
Internet speed:

Superfast speed of 79 Mbps download and for uploading 17 Mbps.

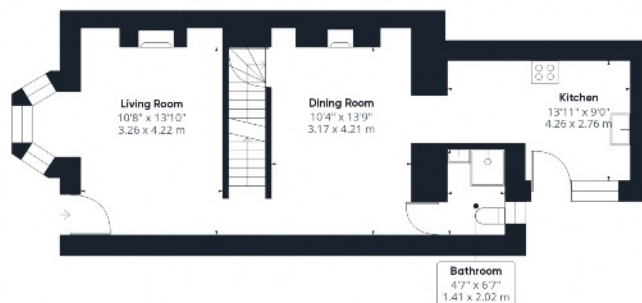
Rateable value:

£3,950 Actual amount payable £1971.05. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333. W3W: ///encourage.seaweed.driveways





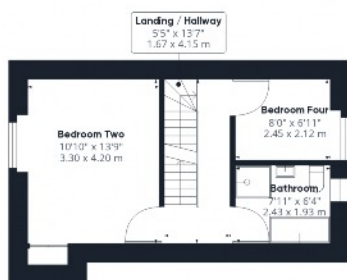
Floor -1



Floor 0

Approximate total area⁽¹⁾
 1509.23 ft²
 140.21 m²

Reduced headroom
 88.39 ft²
 8.21 m²



Floor 1



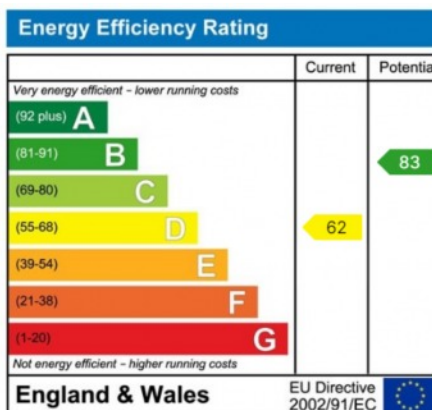
Floor 2

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.