

# Obelisk Terrace

Warminster, BA12 8PT

COOPER  
AND  
TANNER



**£219,950 Freehold**

This well presented character cottage is quietly tucked away in a sought after location and is within easy walking distance to the town centre. It offers a good sized sitting/dining room with a log burner. There is a loft room which is currently used as an office. At the rear there is a private enclosed rear garden. The property benefits from TWO parking spaces.

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### DESCRIPTION

This well presented character cottage is quietly tucked away in a sought after location and is within easy walking distance to the town centre. It offers a good sized sitting/dining room with a log burner. There is a loft room which is currently used as an office. At the rear there is a private enclosed rear garden. The property benefits from TWO parking spaces. The accommodation comprises a good sized entrance porch with space for a fridge/freezer, kitchen with a range of wall and base units, fitted electric cooker with gas hob and extractor over, space for a washing machine and a dishwasher. Door through to a large sitting/dining room( it was previously two rooms now knocked into one) there is a slate hearth with a wood burning stove, stairs to the first floor and door to a rear porch giving access to the rear garden. Leading upstairs there is a family bathroom, two double bedrooms both with fitted wardrobes and a good sized loft room with a ladder that is currently used as a study and has lots of storage. The property also benefits from gas central heating and uPVC double glazing.

### OUTSIDE

There are two parking spaces opposite the entrance to the the property. The courtyard at the back is privately enclosed by high hedging and fencing with an established tree and a rear gate giving access round to the parking .

### LOCATION

Warminster

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

### COUNCIL TAX BAND

Band ' B '

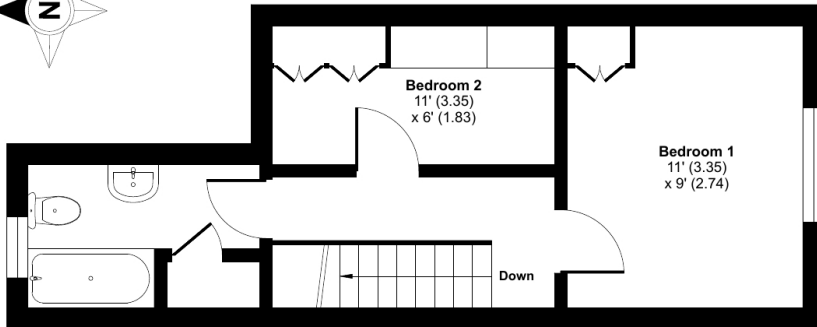




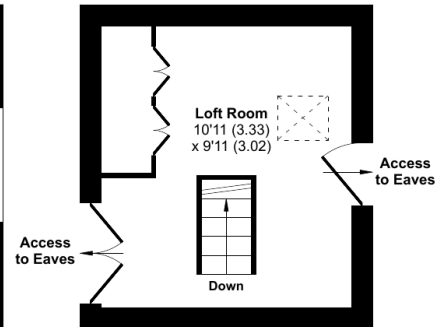
# Silver Street, Warminster, BA12

Approximate Area = 769 sq ft / 71.4 sq m

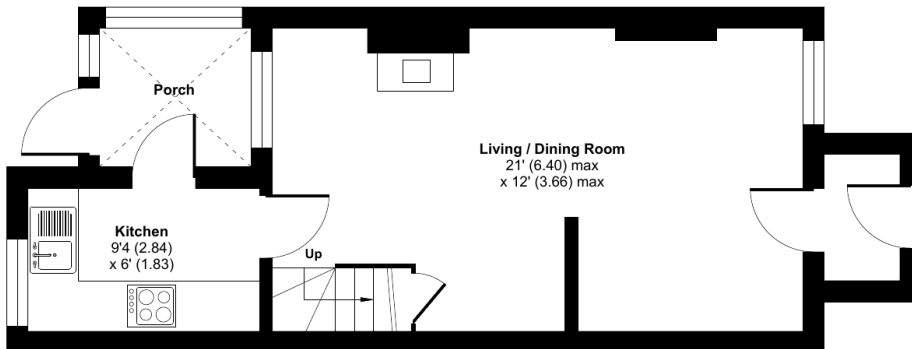
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FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Cooper and Tanner. REF: 1041170

## WARMINSTER OFFICE

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TANNER**

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