

Upton Scudamore, BA12 0AG

COOPER  
AND  
TANNER



## Guide price £279,950 Freehold

This charming two bedroom cottage is situated in the popular village of Upton Scudamore and has been fully renovated to a high standard by its current owners. It retains its character and has ceiling beams, re exposed brickwork and has solid oak doors and flooring. The sitting room has a log burner and there is a new kitchen , bathroom and downstairs cloakroom. The large garden is privately enclosed and the cottage is offered for sale with NO ONWARD CHAIN.

# Upton Scudamore

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### DESCRIPTION

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### OUTSIDE

At the front of the property there is on street parking outside . The rear garden is a good size and is fully enclosed with fencing making it very private. There is a patio area with steps leading up to a gravelled area leading to a large area of lawn. The garden is easy maintainable but there is scope to make it a beautiful garden.

### COUNCIL TAX

BAND ' B

### LOCATION

Upton Lovell

The property is very well situated in this sought after village which has a fantastic restaurant and bar. Warminster is approximately 5 miles distant and 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..



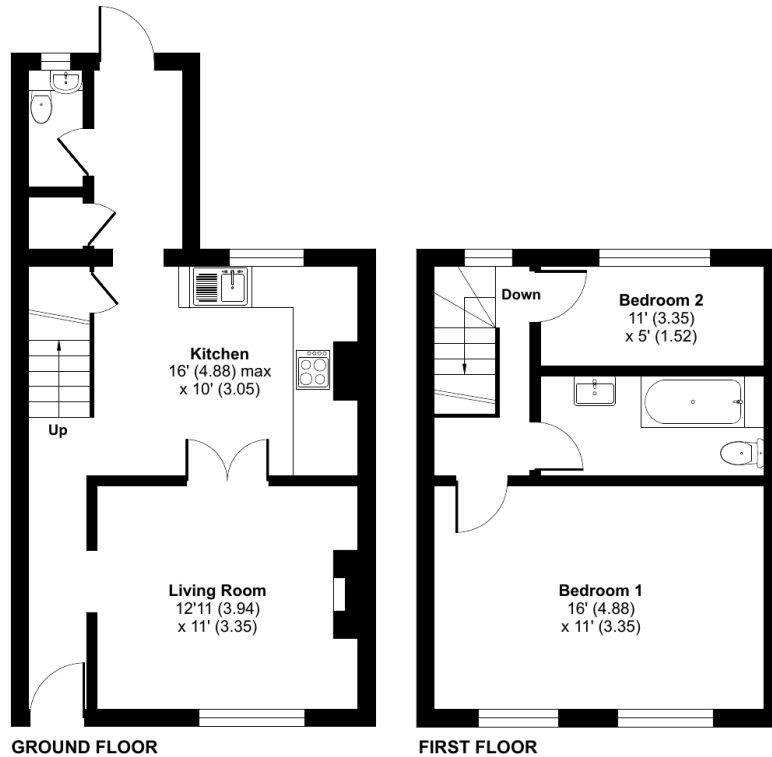




## Upton Scudamore, Warminster, BA12

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1077082

### WARMINSTER OFFICE

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