

East Street

Warminster, BA12 9BW

COOPER
AND
TANNER



£195,000 Freehold

A deceptively spacious two bedroom terraced cottage set in the heart of Warminster. This well positioned property is a superb first time buy or investment purchase and benefits from private parking and a small shared courtyard to the rear.

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DESCRIPTION

The sitting room is located to the front of the property and is of good size with ample space for furniture. The room boasts a large central brick feature fireplace currently housing a freestanding electric fire and painted wooden beams above. A doorway leads you through to an enclosed staircase leading to the first floor accommodation and the dining room with feature fireplace and under stairs storage. The room enjoys a lot of natural light and space for dining table and chairs. The modern kitchen is located to the rear of the property and enjoys lots of natural light while being fitted with matching base units with space for utilities underneath. There is also a stainless steel sink with drainer, intergraded electric hob and oven with modern grey tiled splash back and door leading to the rear courtyard. The first floor accommodation comprises two bedrooms and a family bathroom. The master bedroom is of good size with feature fireplace and space for wardrobes. The second bedroom could accommodate a double bed but would best be used as a good single. The family bathroom is accessed along a beautifully well light landing and has been fitted with modern double shower, separate roll top bath with central taps, low level WC and wash hand basin.

OUTSIDE

To the rear of the property is an area of courtyard which is shared with the neighbouring property. The courtyard is south facing and gets lots of natural light while providing space for a small table and chairs. A small set of brick steps leads you up to the private parking space for up to one vehicle. To the front of the parking space is a good sized brick built shed perfect for additional storage space.

LOCATION

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

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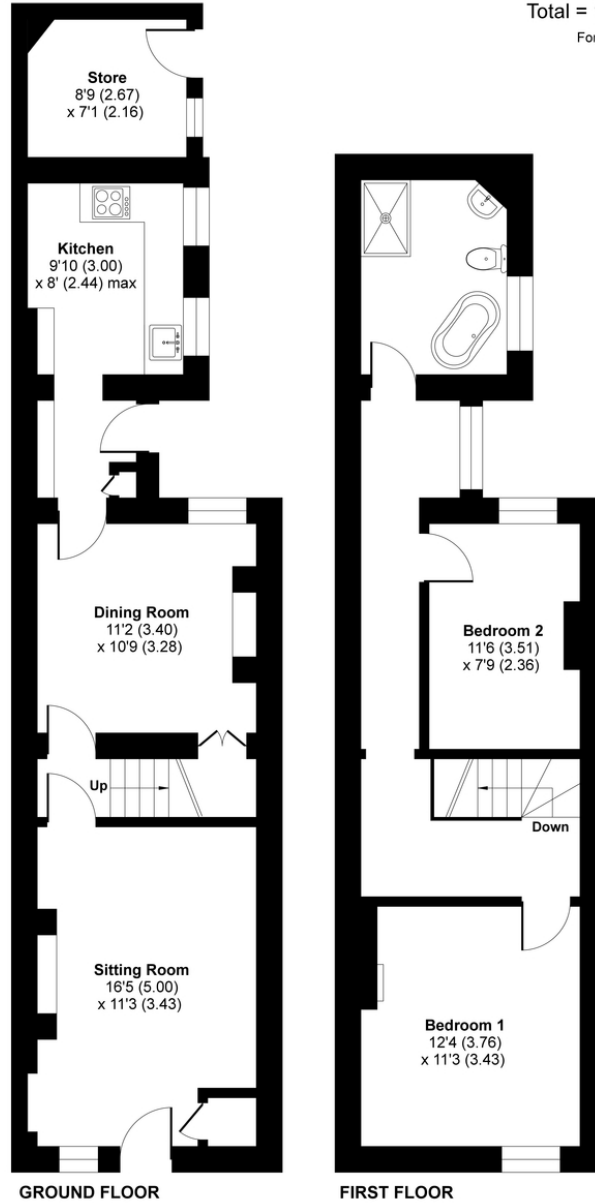
East Street, Warminster, BA12

Approximate Area = 948 sq ft / 88 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 1006 sq ft / 93.4 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). © nichecom 2020. Produced for Cooper and Tanner. REF: 619626

WARMINSTER OFFICE

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