

Chapel Street

Warminster, BA12 8BZ

COOPER
AND
TANNER



£285,000 Freehold

Offered with no onward chain, this charming three bedroom double fronted cottage has been sympathetically and tastefully refurbished to a high standard by its current owners. You will find the property quietly tucked in an older quarter of the town, located close to countryside walks. It boasts good sized accommodation throughout, offers an open plan lounge/diner with a separate reception room, and a newly fitted bathroom.

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DESCRIPTION

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OUTSIDE

At the side of the property there is gated access leading into the rear garden. The south-facing terraced garden includes a decked seating area and separate patio,

along with several planting beds and raised beds for vegetables. A greenhouse and workshop provide useful additional space, while established shrubs and bushes create a high degree of privacy and add structure to the garden.

COUNCIL TAX

BAND ' C '

LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/primary/secondary/private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.





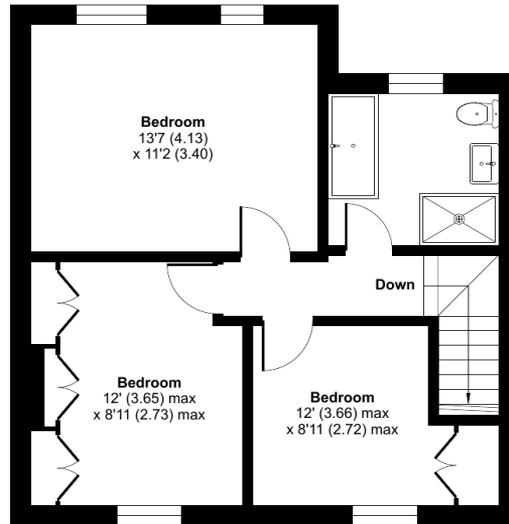
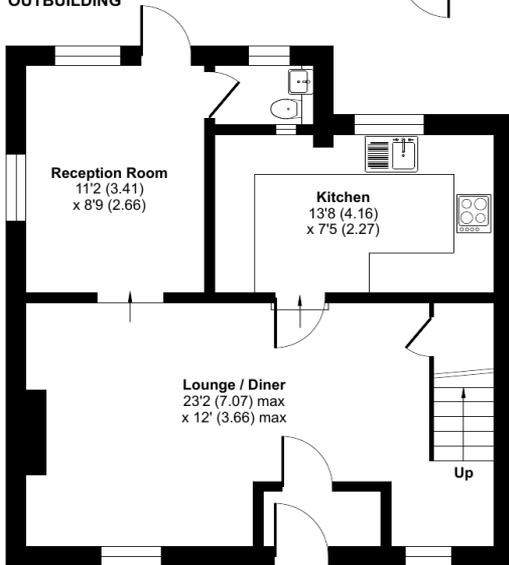
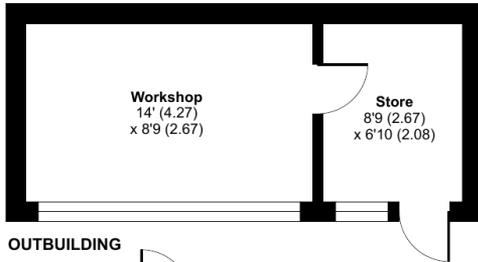
Chapel Street, Warminster, BA12

Approximate Area = 1024 sq ft / 95.1 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 1211 sq ft / 112.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1393023

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