

# West Street

Warminster, BA12 8JZ

COOPER  
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TANNER



**£355,000 Freehold**

This charming, end of terrace, four double bedroom, three storey house has been sympathetically restored over the years and dates back to the mid 1800's. It offers character with beams and provides good size accommodation throughout and is beautifully presented by its current owners. It boasts a large open plan lounge/diner with a wood burner. It offers a large garden with an orchard with a vegetable plot at the end and benefits from off-street parking for two cars.

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## £355,000 Freehold

### DESCRIPTION

This charming end of terrace, four double-bedroom, three storey house has been sympathetically restored over the years and dates back to the mid 1800s. It offers character with beams and provides good sized accommodation throughout and is beautifully presented. It boasts a large open plan lounge/diner with a wood burner, a long garden with an orchard with a vegetable plot at the end and benefits from off-street parking for two cars. The accommodation comprises: open hallway with an area for coats and shoes, this then leads into the large open plan lounge/diner with space for a large table, then a lounge area which has a warm cosy feel with an inviting wood burner. An opening leads to the kitchen at the back with an integrated electric oven, gas hob and extractor over. There are a range of cupboards with work surface over. Space for a dishwasher and space for a fridge/freezer. There is a skylight which makes the kitchen lovely and light. A back door provides side access. A door then leads into a downstairs cloakroom/utility room. Stairs lead from the lounge to the first floor, here you will find two double bedrooms, one with a cast iron fireplace and a family bathroom. Stairs lead to the second floor which offers a good sized landing with doors to another two double bedrooms. There is a cloakroom with plenty of storage. (Here there is potential to put in a shower cubicle).

### OUTSIDE

The property can be accessed through a gate which has a path that leads to the property which can be found at the end of the terrace. The garden is adjacent to the front of the house and is a beautiful garden which has been extended. It is fully enclosed by fencing and you walk through a trellis archway which has lawn and borders to either side, there is a large patio area in the middle. You continue into a small orchard with approximately 15 fruit trees. The garden continues through a gate into another area with a vegetable plot with two raised beds and an additional small patio. There is an entrance off West Street with a parking area and here two parking spaces are with this property.

### COUNCIL TAX

Band 'D'

### 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.

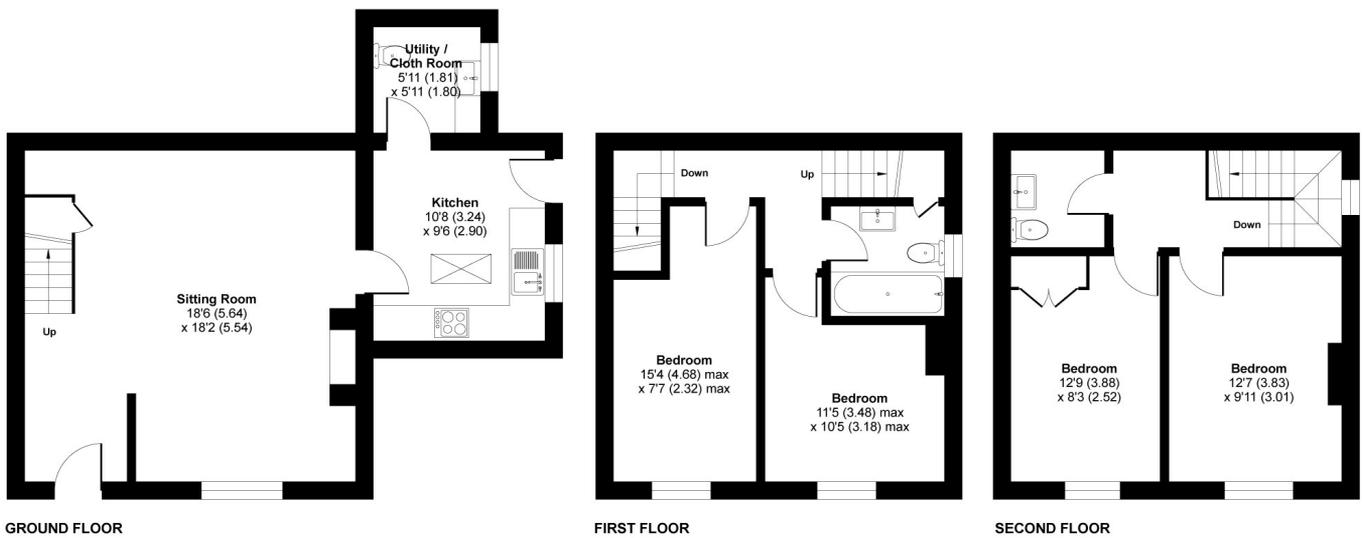




## West Street, Warminster, BA12

Approximate Area = 1170 sq ft / 108.6 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). © nchecom 2026. Produced for Cooper and Tanner. REF: 1421454

### WARMINSTER OFFICE

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