

Clay Street

Warminster, BA12 8AF

COOPER
AND
TANNER



£275,000 Freehold

We are pleased to offer for sale this charming two bedroom semi detached cottage set in the desirable village of Crockerton. It is within easy walking distance of the tourist spot 'Shearwater Lake' and lies adjacent to the Longleat Estate. The cottage is in full need of updating and offers lots of potential. It boasts a very long garden at the back and offers parking at the front. It comes to the market with NO ONWARD CHAIN.

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DESCRIPTION

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COUNCIL TAX

Band 'C'

OUTSIDE

At the front of the property there is parking for one car. There is access to the front door and a side gate and pathway leads through another gate in the rear garden and to the back door. The garden is a large garden which offers full potential to be a beautiful private garden. It is fully established with shrubs, plants and trees. There is an area of lawn and fencing to either side. The garden then backs onto Woods owned by Longleat.

LOCATION

The property is located in the much sought-after village of Crockerton which lies adjacent to Longleat Estate. The locality has excellent out riding over numerous bridal paths (permit available from Longleat Estate). Crockerton comprises a super village community with an excellent village primary school and garden centre. 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.



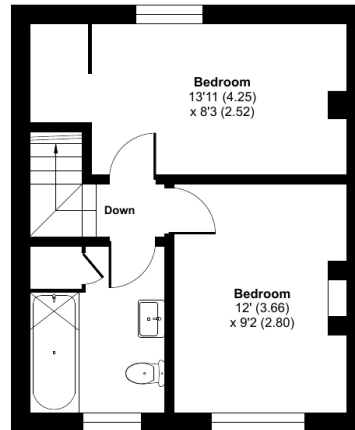
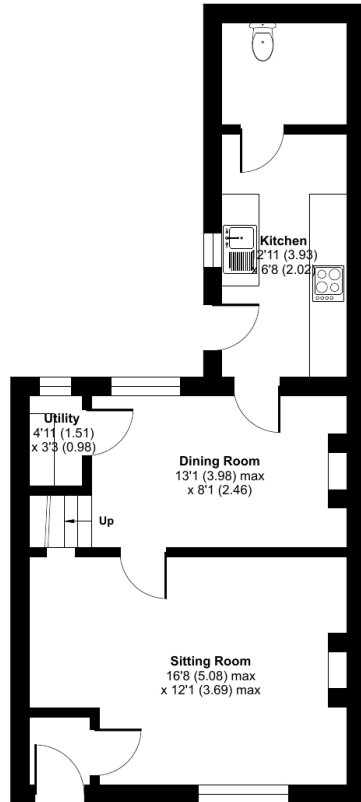




Clay Street, Crockerton, Warminster, BA12

Approximate Area = 827 sq ft / 76.8 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: 1383836

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