

Westleigh

Warminster, BA12 8NJ

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£89,500 Leasehold

🛏 1 🛋 1 🚿 1 EPC C

Description

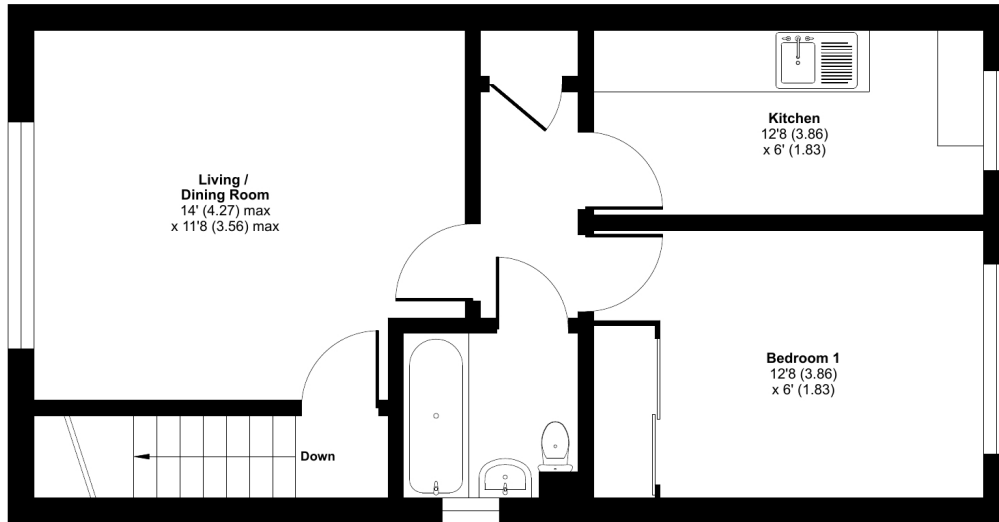
INVESTMENT - A spacious first floor flat that is located in a purpose built block on the Frome side of the town. The home does require internal enhancement and updating works throughout. The accommodation comprises entrance, lounge/ dining room, hallway, kitchen, bathroom, bedroom. Outside at the rear is resident parking. 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. Main line railway station to London Waterloo. The A303 has links to London and Exeter. Local attractions include Longleat House/ Safari Park/Shearwater Lake/ Stourhead



Pound Court, Westleigh, Warminster, BA12

Approximate Area = 468 sq ft / 43.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 1008018



Features

- Investment opportunity
- Upgrading required
- Parking at rear
- Lounge / dining room
- Ideal FTB/Investment
- Viewing advised
- Large Loft space storage
- Outside storage cupboard / bin store
- Economy 7 Heating
- 999 year lease from 1988

Local Information

- Council Tax Band A
- Tenure Leasehold
- EPC Rating C

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

COOPER
AND
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

