

# Westleigh

Warminster, BA12 8NJ

COOPER  
AND  
TANNER



£89,500 Leasehold

1 1 1 EPC C

## Description

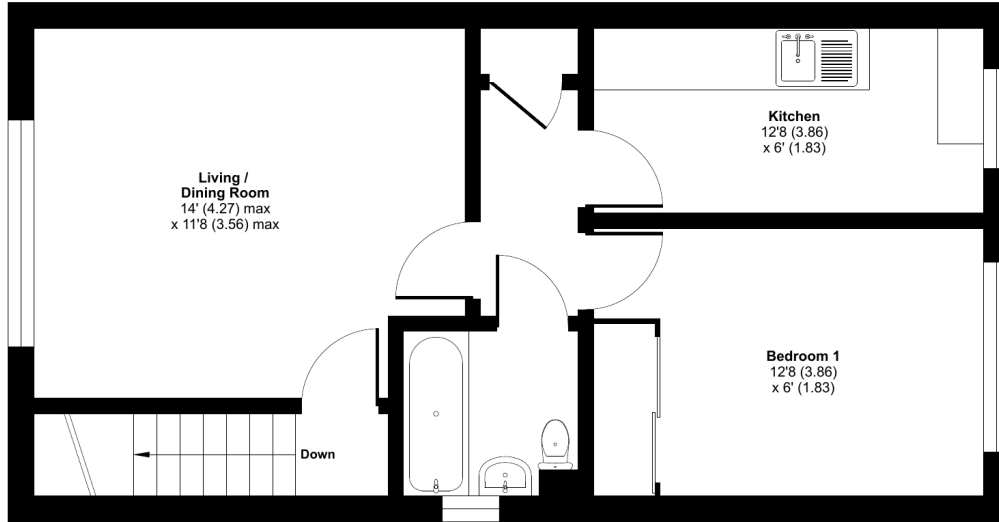
INVESTMENT - A spacious first floor flat that is located in a purpose built block on the Frome side of the town. The home does require internal enhancement and updating works throughout. The accommodation comprises entrance, lounge/ dining room, hallway, kitchen, bathroom, bedroom. Outside at the rear 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

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