

# West Street

Warminster, BA12 8JZ

COOPER  
AND  
TANNER



## £260,000 Freehold

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### DESCRIPTION

This quirky three bedroom mid terrace house is set over three floors and has flexible accommodation throughout. It is well presented offering character and charm, giving it a real homely feel. Benefits include a modern kitchen and bathroom. The open plan sitting / dining room offers a log burner. Outside it boasts a really good size enclosed garden which can be accessed from the rear of the property along a pathway. Early viewing is highly recommended. The accommodation has an open plan sitting room which leads to a dining area, its is really cozy with a feature brick fireplace & hearth housing the log burner. This room then leads onto a fully fitted modern kitchen with wall and base units and work surface over and a Belfast sink. There is a door to the side. A door from the sitting room leads upstairs to the first floor. There is a character bathroom which has a bath with a shower over. It has a Victorian towel rail , paneling and wooden flooring,. On this floor is the master bedroom with a fireplace and original beams. Stairs to lead up to second floor. Here you will find a spacious landing which could easily be used as a study area re a dressing area. Doors lead to bedrooms two and three. Bedroom two is a double size and bedroom three is a single bedroom.

### OUTSIDE

The garden is a really good size and is enclosed both sides by fencing , trellis and a wall at the bottom. It is fully established and is laid to lawn. Further down the garden there is an archway with trellis either side. There is a vegetable plot , a greenhouse and a patio at the bottom with space for garden furniture. In addition there is a garden shed. The garden is a perfect for a family and ideal for entertaining.

### COUNCIL TAX

Band ' B '

### 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.

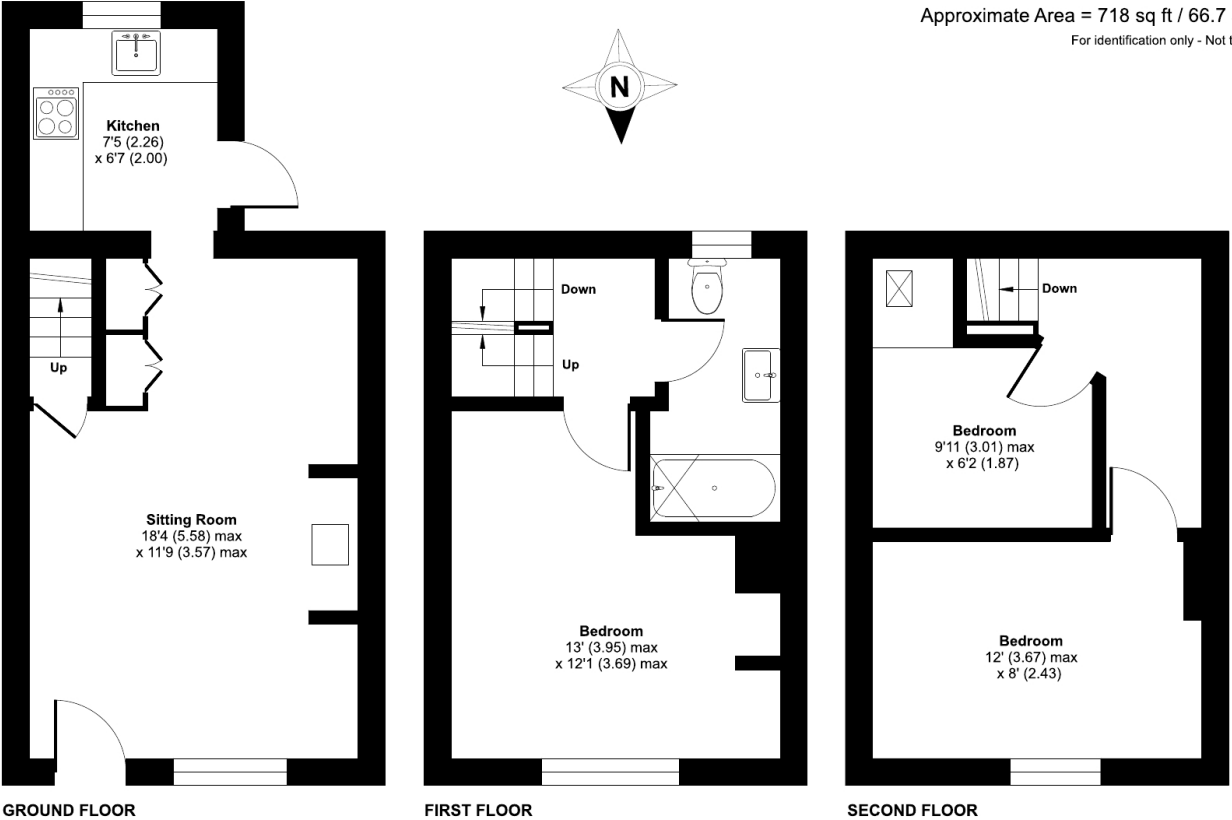




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Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1397217

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