

# Cherry Orchard

Codford, BA12 0PN

COOPER  
AND  
TANNER



**£249,950 Freehold**

Cooper and Tanner are pleased to present this three-bedroom terrace house in the sought-after and popular village of Codford. In need of modernisation, the property offers NO ONWARD CHAIN and benefits from off street parking, large accommodation throughout and a workshop in the rear garden. The Village offers a shop, post office, doctors surgery, vets and transports links to both Warminster & Salisbury. Viewings highly advised.

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EPC E

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### DESCRIPTION

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### OUTSIDE

The property is approached over a gravelled driveway providing parking for 2 cars this is a particular benefit as a lot of the houses in Cherry Orchard have no parking. There are various shrubs and a beautiful cherry tree. The back garden is a good size and has a patio area with a pathway leading to the top of the garden, there are established plants to the side and the remainder is laid to lawn. At the top of the garden there is a large detached workshop. A gate at the back leads to rear access to rear access to the property.

### COUNCIL TAX

Band ' B '

### LOCATION

The Wylde Valley village of Codford is extremely well provided and local amenities include Post Office and village supermarket, garage, village school, it has a doctors surgery with an excellent reputation, a social club and The Woolstore Theatre. Warminster lies approx 8 miles distant and 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.





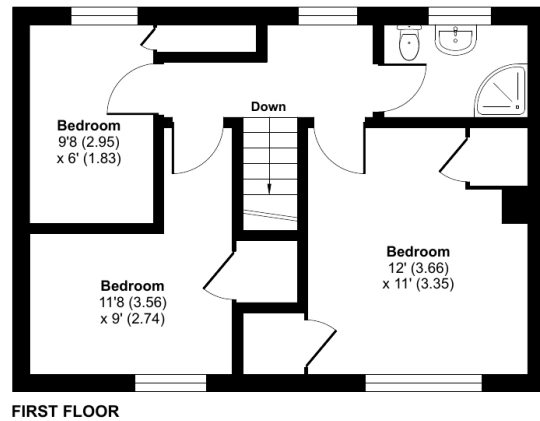
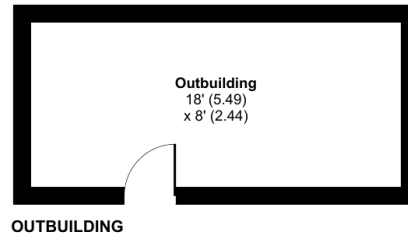
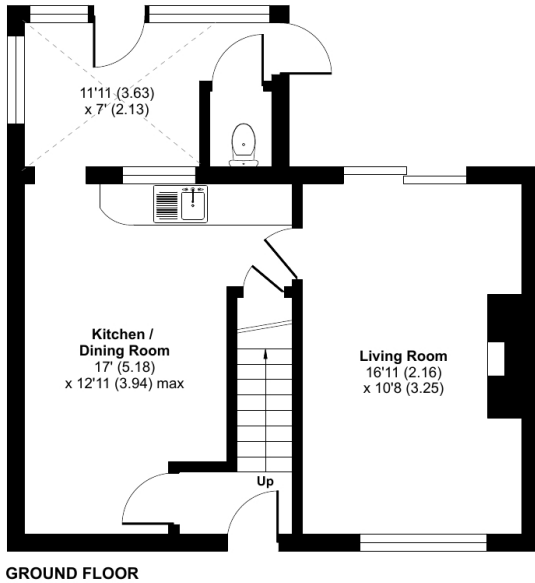
## Cherry Orchard, Codford, Warminster, BA12

Approximate Area = 916 sq ft / 85 sq m

Outbuilding = 144 sq ft / 13.3 sq m

Total = 1060 sq ft / 98.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1121064

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