

West Street

Warminster, BA12 8JY

COOPER
AND
TANNER



£315,000 Freehold

This charming three bedroom period cottage has been tastefully updated by the current owners. It is quirky and is spacious throughout. The sitting /dining room has a very homely feel with a multi fuel wood-burner . Steps lead up to the Kitchen which has the ' Wow Factor with a centre Island. Additional benefits include three double bedrooms , a low maintenance garden at the back and private parking.

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DESCRIPTION

This charming three bedroom period cottage has been tastefully updated by the current owners. It is quirky and is spacious throughout. The kitchen has the 'Wow factor' with a large focal island. The sitting /dining room has a very homely feel with a multi fuel wood-burner. Steps lead up to the Kitchen which has the 'Wow Factor'. Additional benefits include three double bedrooms, a low maintenance garden at the back and private parking. The front door leads into the Sitting / Dining Room, there is a feature fireplace with a marble hearth and a multi fuel wood burning stove and engineered wooden flooring. This is a large room with plenty of room for a dining table at one end. Steps then lead up to a beautifully designed Kitchen with a feature Island in the centre, with a breakfast bar and plenty of cupboards under and a built in four ring induction hob with a built in extractor. There is a single oven, a steamer oven plus a microwave oven. There is a large American fridge/freezer, an integrated dishwasher and washing machine. The kitchen offers lots of cupboards including two larger cupboards. There is a ceramic sink with a boiler tap. There is a stable door at the side that gives access to the garden. Stairs lead from the kitchen up stairs. On the first floor there are three double bedrooms and a bathroom and a separate cloakroom.

OUTSIDE

At the back of the property there is a low maintenance garden privately fenced and decked. This is totally private and a gate leads to a graveled driveway which offers parking.

COUNCIL TAX BAND C - WILTSHIRE COUNCIL

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.

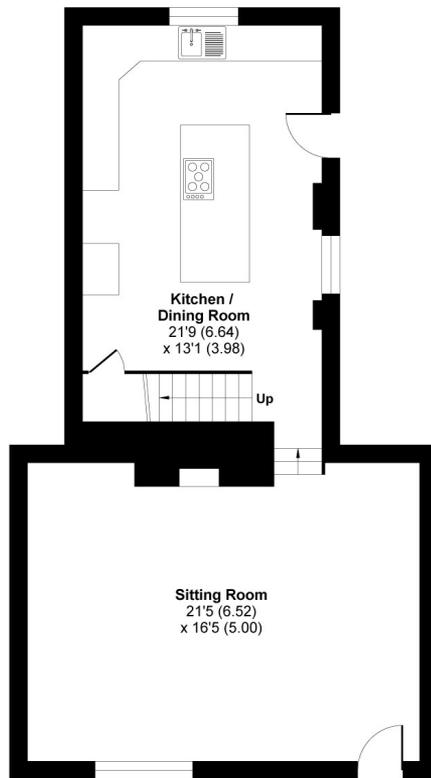




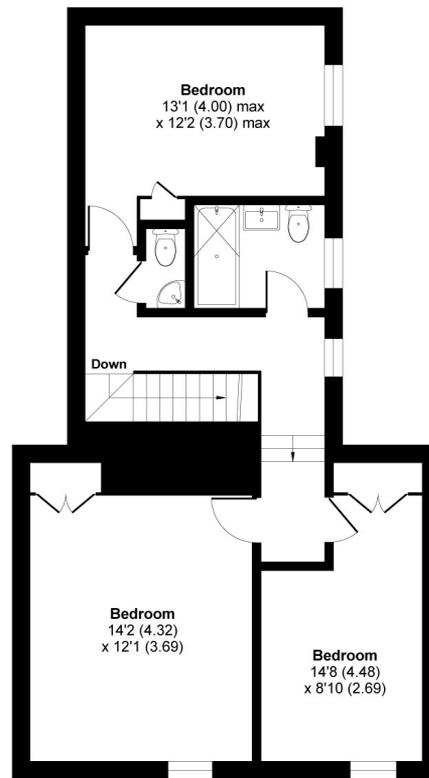
West Street, Warminster, BA12

Approximate Area = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 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: 1416128

WARMINSTER OFFICE

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TANNER**

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