

# Bread Street

Warminster, BA12 8DE

COOPER  
AND  
TANNER



## £230,000 Freehold

We are pleased to offer this well presented this end of terrace three storey charming two bedroom cottage set in a backwater of Warminster within walking distance to open countryside and walks. It benefits from a sitting room , a modern kitchen and a down stairs cloakroom. The garden is very pretty and is privately enclosed.

# Bread Street Warminster BA12 8DE

 2  1  1 EPC D

## £230,000 Freehold

### DESCRIPTION

In brief the accommodation comprises a light and airy sitting room with a fireplace ( Currently not used ) . There is an inner hallway with the stairs rising to the first floor, there is access to the cloakroom then at the back there is a modern kitchen. It is fully fitted with a range of wall and base units with a electric oven with an induction hob and extractor over, there is an integrated dishwasher and space for a fridge/freezer. This room is light and has a skylight. From here there is a door to the back garden. On the first floor there is a bathroom and the main bedroom with a large wardrobe, on the landing there is a cupboard that houses the tumble dryer . Leading up to the second floor there is a large bedroom with recess areas for storage.

### OUTSIDE

Outside there is a private enclosed garden. It is a real cottage garden with many established plants and trees. It is laid to gravel for easy maintenance and has steps leading up to a seating area. In addition there is a garden shed and gated access to the side.

### COUNCIL TAX BAND

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.







## Bread Street, Warminster, BA12

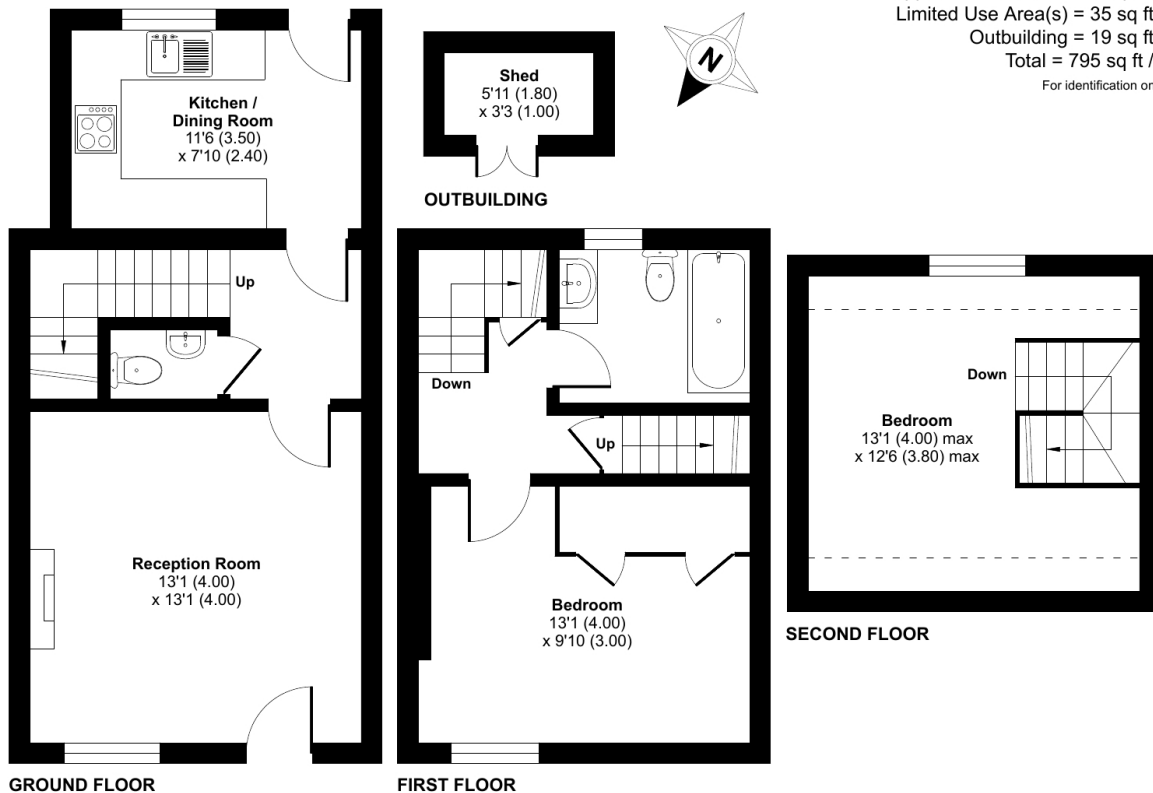
Approximate Area = 741 sq ft / 68.8 sq m

Limited Use Area(s) = 35 sq ft / 3.3 sq m

Outbuilding = 19 sq ft / 1.8 sq m

Total = 795 sq ft / 73.9 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1303312

### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto: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 map as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

