

Pound Street

Warminster, BA12 8NW

COOPER
AND
TANNER



£215,000 Freehold

This two bedroom terraced house is beautifully presented to a very high standard throughout. It offers open plan living accommodation downstairs and has French doors that open out into a private enclosed courtyard garden. The property is located within easy reach of the town centre.

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DESCRIPTION

This two bedroom terraced house is beautifully presented to a very high standard throughout. It offers open plan living accommodation downstairs and has French doors that open out into a private enclosed courtyard garden. The property is located within easy reach of the town centre. In brief the accommodation comprises an open plan living accommodation downstairs with a dining area which will easily fit a table then steps lead up to the fitted Kitchen with wall and base units an integrated cooker with hob and extractor over. Space for a washing machine and fridge/freezer. Steps then lead up to a lounge with under floor heating, there are French doors opening out into the rear garden. There is Oak flooring throughout the downstairs. Under the stairs is an area which is a good size. The staircase leads from the Lounge where there is a good sized landing, a bathroom and two bedrooms which are both are double rooms. Bedroom one has two Skylights and a rear window which makes the room light and airy a built in cupboard.

OUTSIDE

At the rear there is a privately enclosed courtyard garden. This is perfect for a table and chairs , there are steps that lead up to a custom built shed and there is gated access .

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.

COUNCIL TAX

Band ' B '



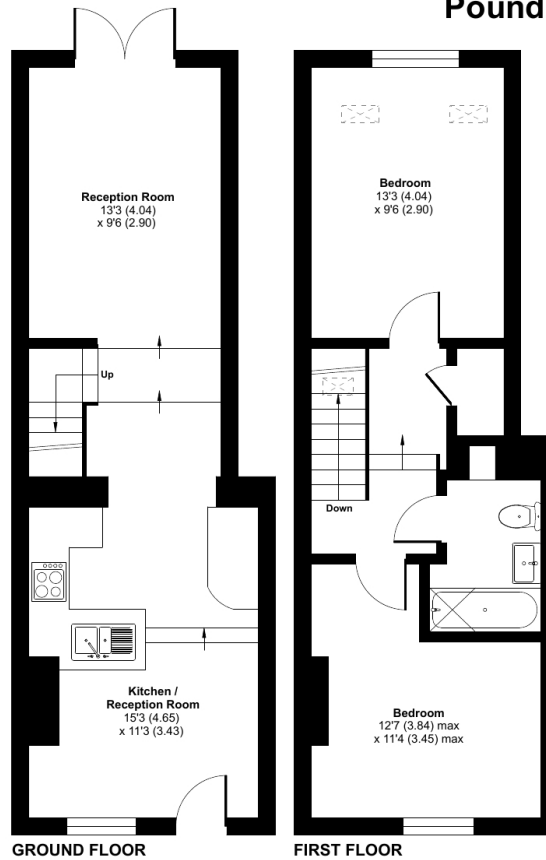




Pound Street, Warminster, BA12

Approximate Area = 762 sq ft / 70.7 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: 1174973

WARMINSTER OFFICE

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