

Crockerton

Warminster, BA12 8AU

COOPER
AND
TANNER



£289,950 Freehold

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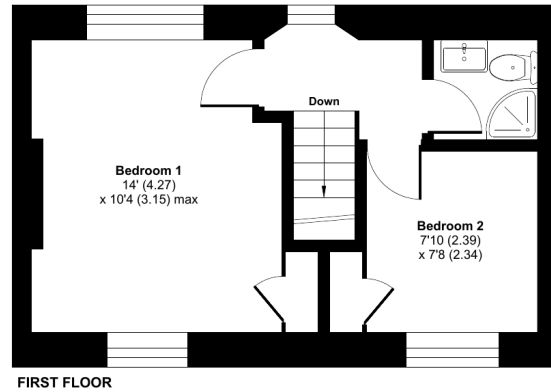
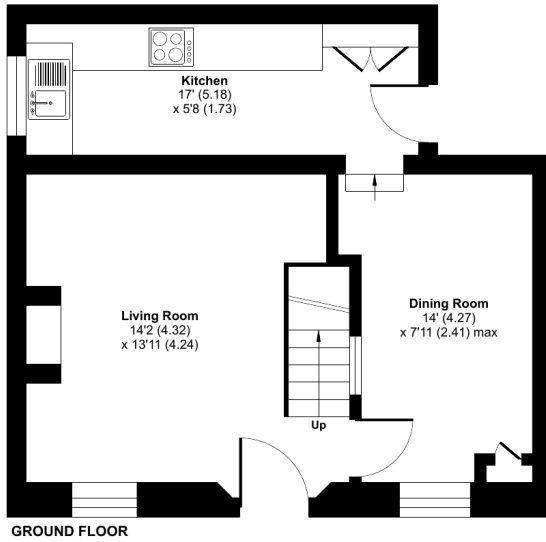
Description

A quintessential two bedroom rural cottage which has been sympathetically updated and restored set within the sought after village of Crockerton. The property retains its character and charm throughout to include exposed wooden beams and feature fireplace and enjoys new flooring throughout, new electrics and plumbing and a pretty cottage style garden, new electric heating and is being offered for sale with no onward chain. In brief the accommodation comprises living room, dining room, bespoke and recently fitted kitchen with integrated appliances, two bedrooms and a shower room. Agents Note - In pursuant with the Estate Agents Act, an interest exists in that the seller is a Consultant for Cooper and Tanner Ltd.

Crockerton, Warminster, BA12

Approximate Area = 724 sq ft / 67.2 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 1001168



Features

- Quintessential Village Cottage
- Enclosed cottage style gardens
- Sympathetically updated and restored
- No onward chain
- Two bedrooms
- Two reception rooms
- New bespoke kitchen with fitted appliances
- New shower room
- Character and charm throughout
- Sought after village location

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating D

WARMINSTER OFFICE

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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 matters as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

