

# Chapel Street

Warminster, BA12 8BZ

COOPER  
AND  
TANNER



## £345,000 Freehold

Cooper and Tanner are pleased to present this characteristic three bedroom cottage which is situated within walking distance to local amenities. Tucked away on Chapel Street, the property offers good sized accommodation through out and also benefits from a tiered garden. There is a sitting room with a log burner and an open planned kitchen/diner which was a later addition to the property. The cottage also benefits from two off street parking spaces.

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### DESCRIPTION

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### OUTSIDE

At the front of the property, there is off road parking for 2 vehicles. There is a path leading to the front door as well as two further properties which are situated behind. At the rear of the property, there is a patio area with steps leading to a tiered garden and lawn at the top. You will also find a good sized shed which has electricity and lights fitted.

### COUNCIL TAX

Band 'B'

### LOCATION

The town of Warminster 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.





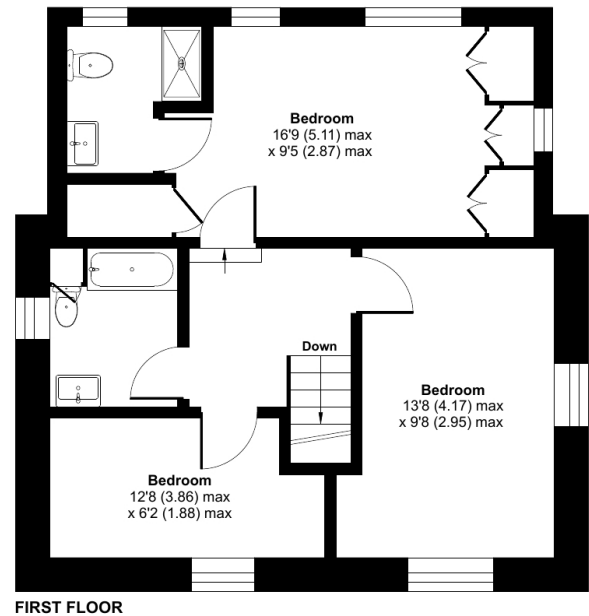
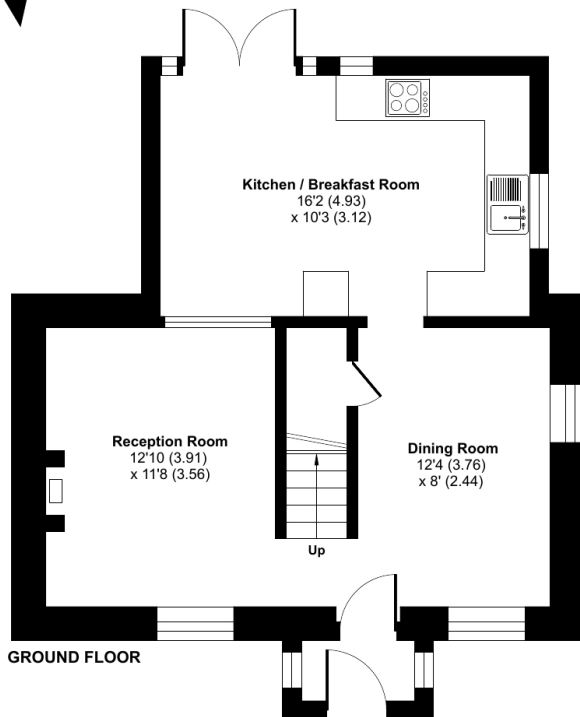




## Chapel Street, Warminster, BA12

Approximate Area = 987 sq ft / 91.6 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). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1165353

### WARMINSTER OFFICE

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