

# Butlers Court, South Street

BA12 8JS

COOPER  
AND  
TANNER



## £229,950 Freehold

We are pleased to offer for sale this two bedroom semi detached cottage quietly tucked away in a back street of Warminster in a sought after location. The property is set close to open countryside and woods. The property offers a lovely kitchen opening into a conservatory used as the dining area. It has a private terraced garden to the rear. In addition there is parking.

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### DESCRIPTION

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### OUTSIDE

At the front of the property there is parking. At the back the garden is fully enclosed by fencing, there is a patio and steps leading up to a lawned area the a seating area at the top.

### COUNCIL TAX

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.



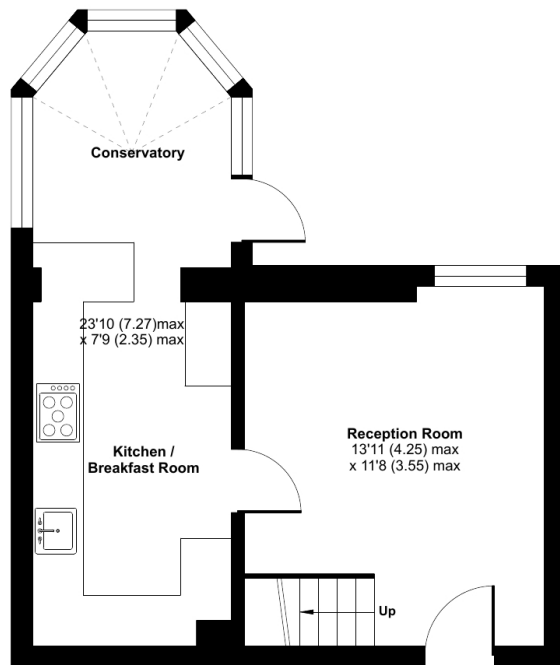




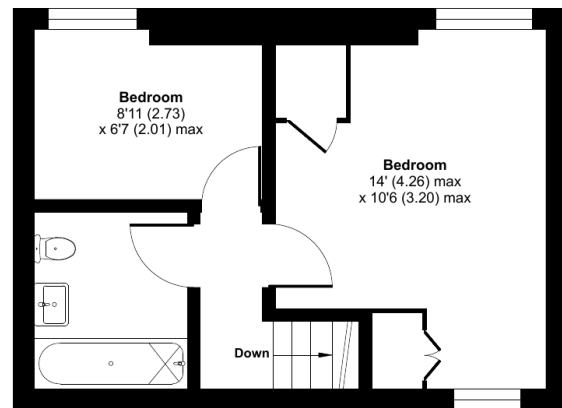
## South Street, Warminster, BA12

Approximate Area = 625 sq ft / 58 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1272161

### WARMINSTER OFFICE

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