

# High Street

Codford, BA12 0NB

COOPER  
AND  
TANNER



## £275,000 Freehold

Cooper and Tanner are pleased to bring this three bedroom semi-detached house to market which located in the popular village of Codford. Benefiting from no onward chain and an enclosed rear garden, viewings are highly advised.

High Street  
Codford  
BA12 0NB

 3  1  1 EPC E

---

**£275,000 Freehold**

#### DESCRIPTION

This three-bedroom property situated in the quiet and popular village of Codford comes to the market with the benefit of no onward chain. You enter the property and are greeted by a large entrance hallway with the lounge off to the left which offers a bay window and an exposed brick fireplace with a multi-fuel log burner. To the right of the hall there is a large kitchen diner which has a range of wall and base units as well as an integrated electric oven, hob and cooker hood along with plumbing for a washing machine and dishwasher. Additionally, there is a door from the kitchen to a brick-based, double glazed conservatory with heating, lighting, electric roof vent and door leading to the easy to maintain enclosed rear garden which has gated access to the driveway. Upstairs there are three bedrooms and a well-proportioned bathroom. The two larger bedrooms have the convenience of built in storage. The front bedroom has an electric, remote controlled loft ladder with the loft having ample storage, power and lighting.

#### LOCATION

The Wylve Valley village of Codford is extremely well provided and local amenities include Post Office and village supermarket, garage, village school, doctors surgery, social club and The Woolstore Theatre. Warminster lies approx 8 miles distant and 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.

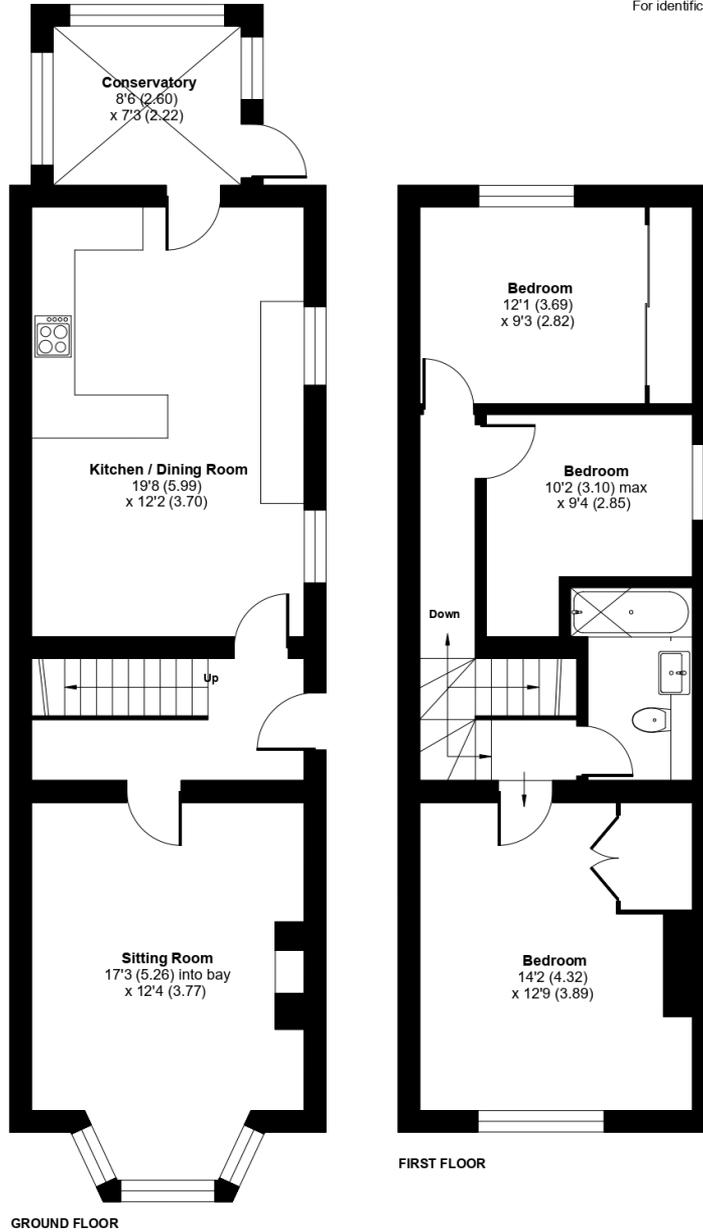




# High Street, Codford, Warminster, BA12

Approximate Area = 1112 sq ft / 103.3 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 2026. Produced for Cooper and Tanner. REF: 1401045

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

