

Woodcock Park

Warminster, BA12 9JB

COOPER
AND
TANNER



£150,000 Leasehold

A very spacious and well presented two bedroom Park home that has had numerous upgrades carried out by the current owner. The central heating boiler was upgraded in 2022 and the home was externally repainted in 2023. The roof also has been maintained. Upvc double glazed windows have also been renewed. Outside a drive provides parking and gives access to the low maintenance gardens and sheds. There is visitor parking bay just along from No 29.

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EPC TBC

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DESCRIPTION

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LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.

TENURE

This home is assigned in accordance with the terms of a Written Statement and this will be done under the Mobile Homes Act 1983.. There will also be pitch fee that is approximately in the region of £133.00 and this is normally paid on the 1st of each month.

Note:

It is also important to note that Under the terms of the Mobile Homes (Compassion) There is a pitch fee of 100

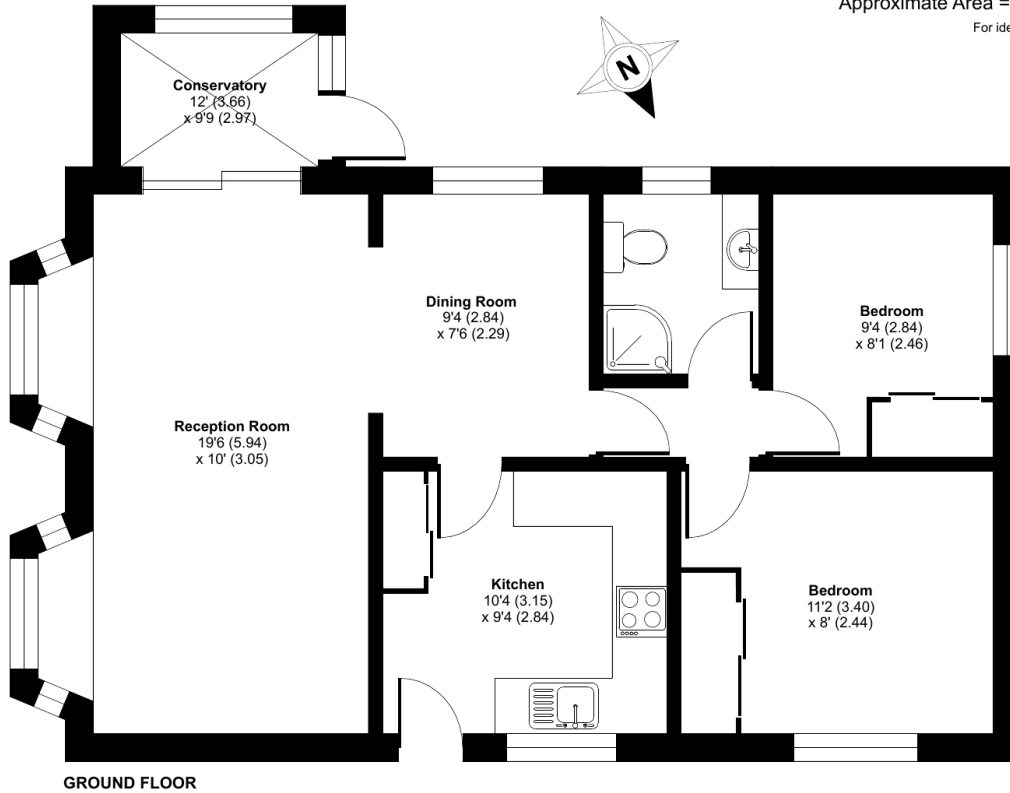




Woodcock Park, Warminster, BA12

Approximate Area = 700 sq ft / 65 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 2024. Produced for Cooper and Tanner. REF: 1219811

WARMINSTER OFFICE

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