

Monkton Deverill, BA12 7EX

COOPER
AND
TANNER



£450,000 Freehold

A charming and beautifully presented mid terraced three bedroom cottage that is situated in the picturesque and desirable village of Monkton Deverill. This delightful home has had many improvements and upgrades carried out by the present owner along with a tasteful decorated theme throughout. The home has a generous rear garden being mainly lawned and incorporating mature planting and patio.

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DESCRIPTION

A charming and beautifully presented mid terraced three bedroom cottage that is situated in the picturesque and desirable village of Monkton Deverill. This delightful home has had many improvements and upgrades carried out by the present owner along with a tasteful decorated theme throughout. The cottage enjoys a generous rear garden being mainly lawned and incorporating mature planting and patio. At the front is a lawned garden with gate, pathway and neat hedging.

ACCOMMODATION

A front door leads to the entrance hall having tiled flooring and storage. At the front is a lounge with fireplace, wood burner and natural flooring. A dining room offers space for table and chairs, a concealed door gives access to the stairs rising to the first floor. The kitchen is fitted with a wide range of wall and base units having integrated appliances and tiled splash backs, a door gives access to the utility room has a range of units and sink. Separate WC.

On the first floor a landing gives access to two bedrooms and the family bathroom. Another staircase gives access to the second floor master bedroom with eaves storage.

PARKING

Unrestricted on street parking.

OUTSIDE

At the front, a gate gives access to a garden area with hedging and path to the front door. At the rear is a pleasing semi circle paved patio with walling and steps to the substantial lawned garden that has planted borders, fencing and hedging. No 77 has an exclusive right of access past the next door end terrace home to the front.

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.





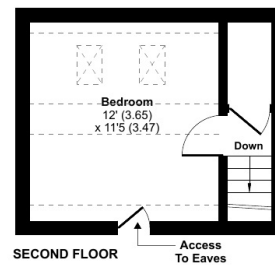
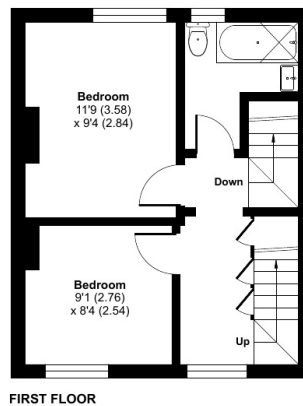
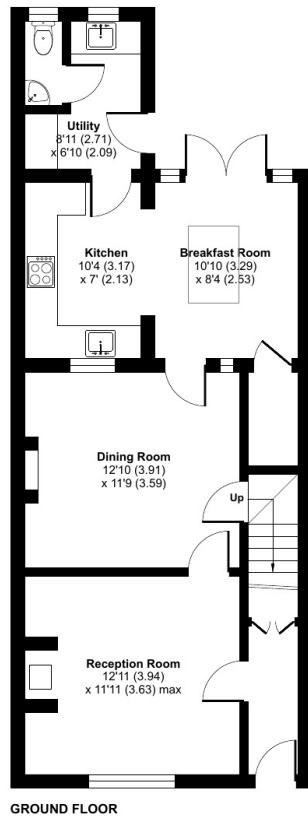
Monkton Deverill, Warminster, BA12

Approximate Area = 1044 sq ft / 97 sq m

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Total = 1159 sq ft / 107.7 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 2025. Produced for Cooper and Tanner. REF: 1260731

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