

Dymocks Lane

Warminster, BA12 7AX

COOPER
AND
TANNER



£325,000 Freehold

A pleasing and deceptively spacious two bedroom mid terraced cottage with the advantage of a further storage room on the first floor. The home is presented in immaculate order throughout and has the addition of a conservatory along with private parking and a single garage at the rear. Viewing highly advised. No Chain.

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DESCRIPTION

A delightful and well proportioned mid terrace cottage that is presented in immaculate order. This lovely home is located in the favoured village of Sutton Veny and in tucked away position. The home has the advantage of private off street parking and a single garage. The home has been extended at the rear to provide a conservatory with access to the garden. The accommodation comprises an entrance porch, main hallway with access to the WC, garage, and stairs to the first floor, lounge with fire place and sliding doors giving access to the conservatory, fitted kitchen, first floor landing with access to the two principle bedroom and office / store room.

LOCATION

Sutton Veny lies at the head of the Wylve Valley and has local amenities that include village church, village hall, playing fields and an exceptional primary school. Warminster town centre lies approximately 2 miles distant and has a fantastic Private School with boarding available. The town also enjoys 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 Center Parcs, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

SERVICES

Oil fired central heating - Septic tank (shared)

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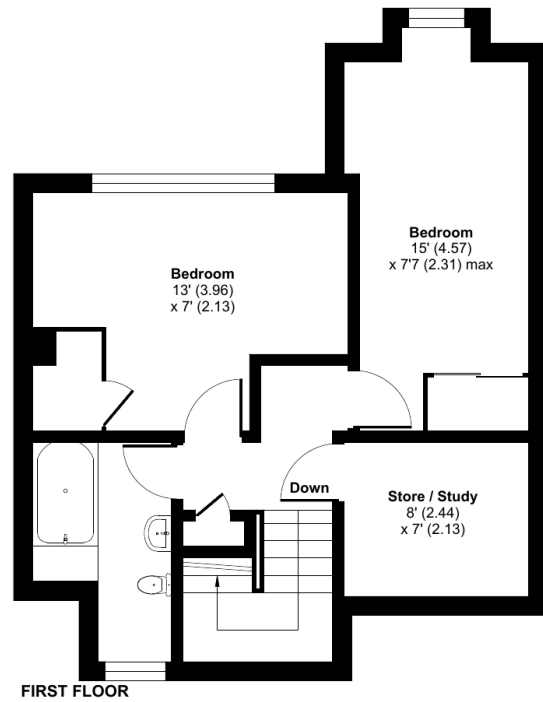
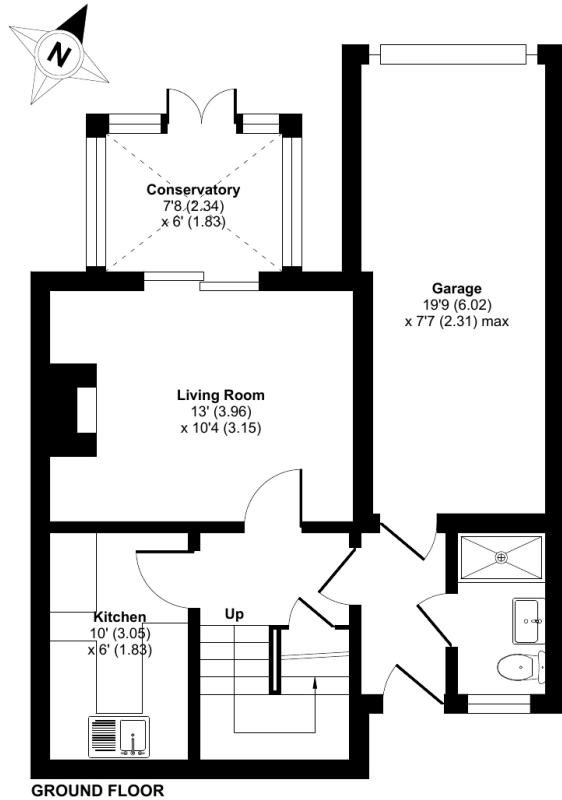
Dymocks Lane, Sutton Veny, Warminster, BA12

Approximate Area = 790 sq ft / 73.3 sq m

Garage = 151 sq ft / 14 sq m

Total = 941 sq ft / 87.3 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1109767

WARMINSTER OFFICE

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