

The Grove

Warminster, BA12 0NT

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£275,000 Freehold

This three bedroom end of terrace house is set in the sought after village of Codford in the Wylde Valley. The property has been updated by its current owners and is beautifully presented. It benefits from an added utility and a cloakroom. It offers well planned living family accommodation with a light sitting room with French doors to the rear garden. In addition there is an old coal shed that adjoins the house which could easily be converted. It boasts good sized gardens to the rear and side.

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DESCRIPTION

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OUTSIDE

You approach the property over a path that leads to the newly built entrance porch and there are borders to either side with picket fencing at the front with various plants. The garden at the rear is a great size and is privately enclosed with fencing. There is a decked seating area with planters either side and steps and a gate leads to a lawned area with a patio at the end with screening for seating. There are borders with plants and shrubs. Picket fencing and a gate leads to another area of a garden which is also a good size and is currently used as a vegetable plot with raised beds. There is a brick outbuilding which can be converted. There is a gated access to the side.

COUNCIL TAX

Band ' C '

LOCATION

The Wyllye 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.





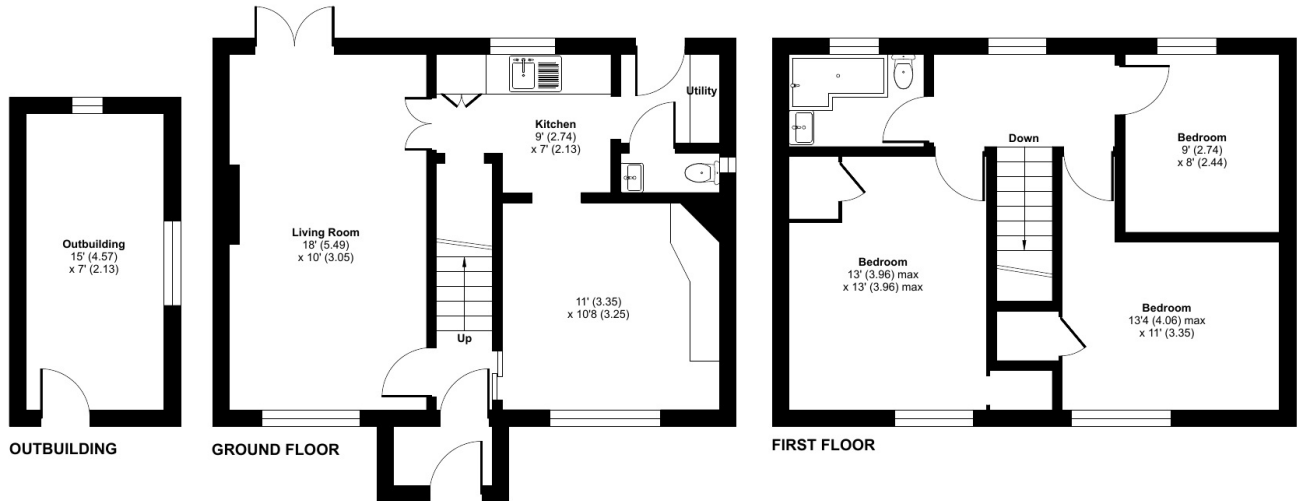
The Grove, Codford, Warminster, BA12

Approximate Area = 913 sq ft / 84.8 sq m

Outbuilding = 105 sq ft / 9.7 sq m

Total = 1018 sq ft / 94.5 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: 1114897

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