

# Silver Street

Warminster, BA12 8PT

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TANNER



## £210,000 Freehold

A charming period two bedroom mid terrace cottage that is situated along the popular Silver Street in the town. This deceptively spacious home requires enhancement and updating, however habitable in its current form. The property retains many features along with a very calm atmosphere. At the rear is a substantial and very established garden. The home is offered with no onward chain.



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### THE HOME

A charming period two bedroom mid terrace cottage that is situated along the popular Silver Street in the town. This deceptively spacious home requires enhancement and updating, however habitable in its current form. The property retains many features along with a very calm atmosphere and must be viewed to fully appreciate.

### ACCOMMODATION

A solid wood Grade II listed door gives access to the front sitting room with feature fireplace and stairs leading to the first floor. Doors from the sitting room lead to the dining room. An inner lobby has doors giving access to the kitchen, utility room, ground floor WC and side garden room with a door to the outside. The first floor landing gives access to the two double bedrooms and main bathroom.

### OUTSIDE

At the rear is a substantial and very established garden. The grounds incorporate a wide variety of plants, shrubs and hedging along with lawn and patio.

### PARKING

The home does not have any allocated parking, however on street parking is available ( standard parking times apply during the day)

### 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.







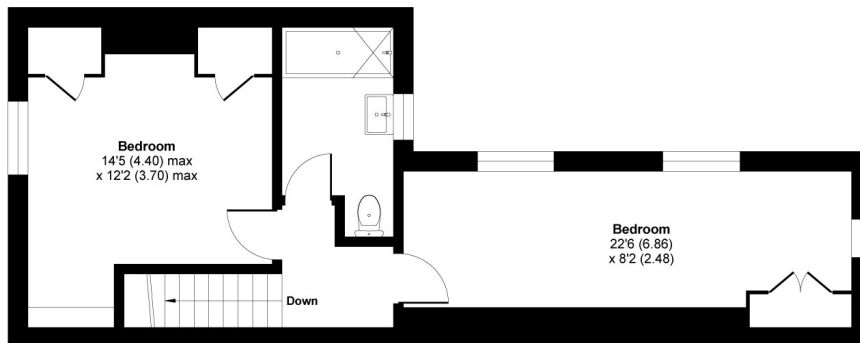
## Silver Street, Warminster, BA12

Approximate Area = 1005 sq ft / 93.3 sq m

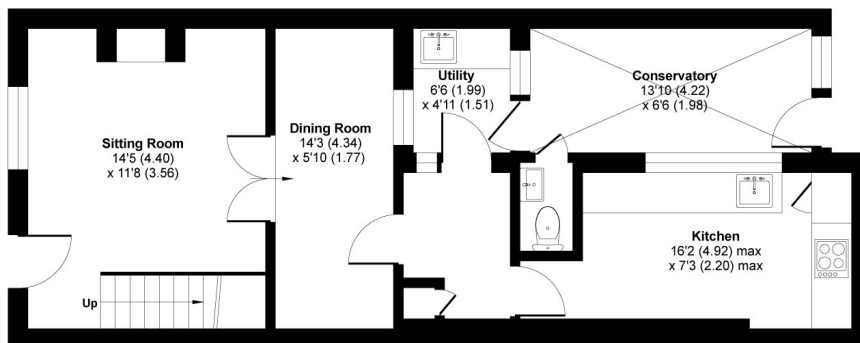
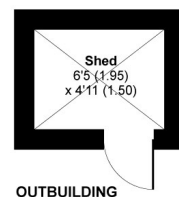
Outbuilding = 31 sq ft / 2.8 sq m

Total = 1036 sq ft / 96.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2026. Produced for Cooper and Tanner. REF: 1416345

### WARMINSTER OFFICE

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