

Church Terrace

Warminster, BA12 0EQ

COOPER
AND
TANNER



£325,000 Freehold

A delightful natural stone, two bedroom, end of terrace character cottage, located in a tucked away position behind the church within the sought after village of Heytesbury. There are mature gardens to the rear of the property leading down to the Wylde river and off road parking for 1 car. Viewing comes highly recommended.

Church Terrace

Warminster

BA12 0EQ

 2  1  1 EPC E

£325,000 Freehold

DESCRIPTION

A delightful natural stone, two bedroom, end of terrace character cottage, located in a tucked away position behind the church within the sought after village of Heytesbury. There are mature gardens to the rear of the property leading down to the Wylde river and off road parking for 1 car. In brief the accommodation comprises entrance hall with staircase rising to the first floor, lounge/diner with feature fireplace and inset wood burning stove, cloakroom, kitchen/breakfast room with a range of fitted wall and base units with integrated oven and hob. To the first floor is the landing with two cupboards, two bedrooms and a bathroom. Internal viewing comes highly recommended.

OUTSIDE

The garden is a particular feature of the property and leads down to the River Wylde. It is privately enclosed and has views across to the church. There is a good sized patio area, a large lawned area and raised beds. There are two garden sheds and a green house.

COUNCIL TAX BAND

C

LOCATION

The property is well located in the heart of this sought-after Wylde Valley village. The community today is based around the Church of St Peter and St Paul, with its origins in the 12th century, the thriving post office/shop, and its two popular pubs, The Angel Coaching Inn and The Red Lion. There are plentiful shops at Warminster, only three miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury and shopping hotspot of Bath are both within easy reach. Heytesbury also offers great sporting facilities with a football club in the village and joint cricket club with the nearby Sutton Veny.

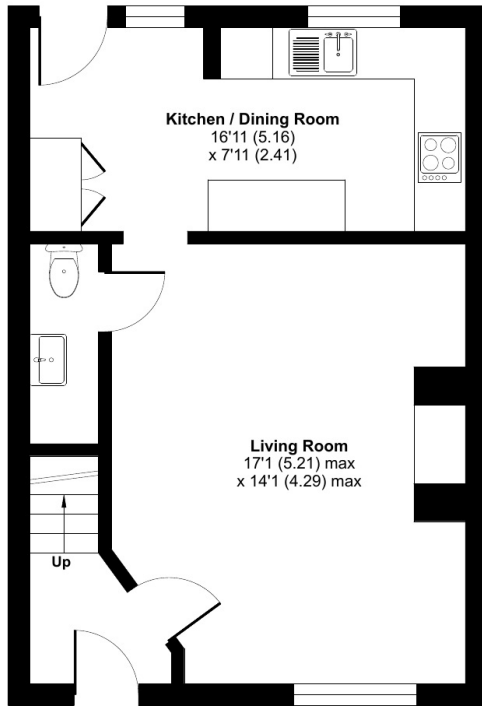




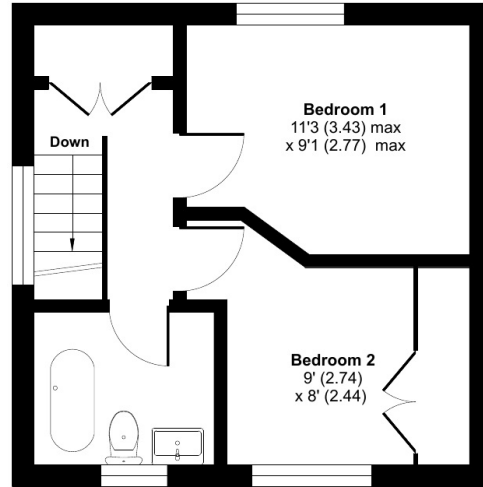
Church Terrace, Heytesbury, Warminster, BA12

Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 975028

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

