

Silver Street

Warminster, BA12 8PT

COOPER
AND
TANNER



£249,950 Freehold

INVESTMENT PURCHASE - IDEAL BTL / AIR-BNB / CONVERSION BACK TO SINGLE DWELLING (STPP) 40 & 40A Silver Street - Excellent opportunity to purchase this freehold detached building that is currently split into two superb luxury flats, a one bedroom ground floor flat and a two bedroom first floor flat. The conversion was signed off by building inspectors in early 2019 after which the flats were let. The current rental would be in the region of £700 pcm for 1 bed and £800 pcm for the 2 bed.

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THE HOME

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HISTORY AND INFORMATION - The building was constructed in 1972, as an annex to The Cedars, 39 Silver Street which at the time was occupied by Middleton and Upsall, a local solicitor's practice. The annex was designed, owned and occupied by a local architect who traded under the name of Barrie Taylor Associates (BTA). Middleton and Upsall ceased trading from The Cedars in about 1993.

In 2018 change of use was granted to convert the building from a two story open plan office into two flats; No 40 a single bedroom ground floor flat, and 40A a two bedroom first floor flat. The conversion was signed off by building inspectors in early 2019

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

SERVICES - INFORMATION

The only services entering the property are water and electricity.

There is a positive input ventilation system in the stairwell. There is also a smart fire alarm which allows the system for each flat to talk to the other

There is a free to view aerial on the roof and each flat has a free to view TV and BT wifi socket in the sitting room. 40A also has a Sky dish and associated cable..

There is a front door release button and intercom phone for each flat.

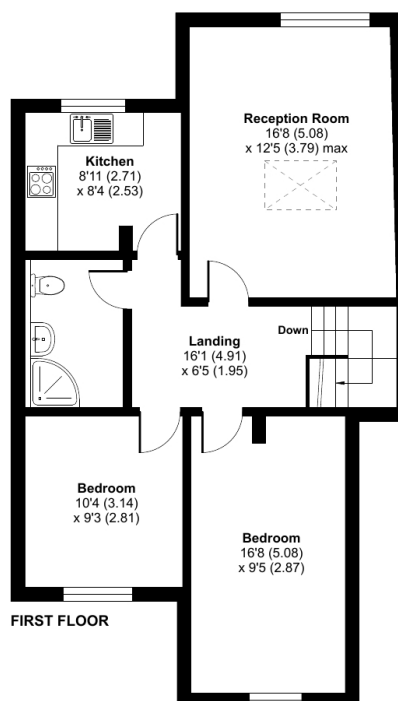
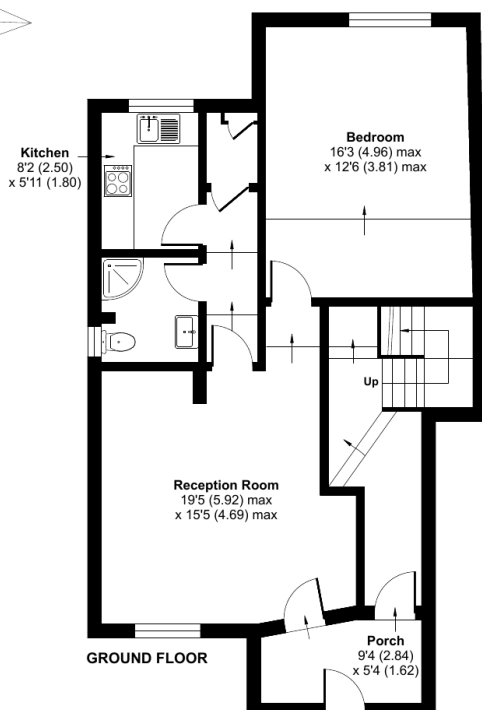




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Approximate Area = 1484 sq ft / 137.8 sq m

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: 1297940

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