

High Street

Codford, Warminster, BA12 0ND

COOPER
AND
TANNER



£255,000 Freehold

This two bedroom detached bungalow is ideally situated in the high street in the sought after village of Codford in the Wylde Valley. It has been fully modernised by the current owner and historically the building will be remembered in the village as the fish and chip shop. The bungalow offers its own parking and has a privately enclosed courtyard garden. It is offered with no onward chain and early viewings are highly recommended.

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DESCRIPTION

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OUTSIDE

The property is approached over a driveway which provides parking and there is an area to the front which you could make attractive with pots and an access to the side. There is a gate that leads to the courtyard garden which is privately enclosed by walling and is not overlooked and is an ideal for entertaining. There is room

for a garden shed and the courtyard has potential to be made into an attractive garden. At the back there are views over a field and large established trees.

LOCATION

The Wylde 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.

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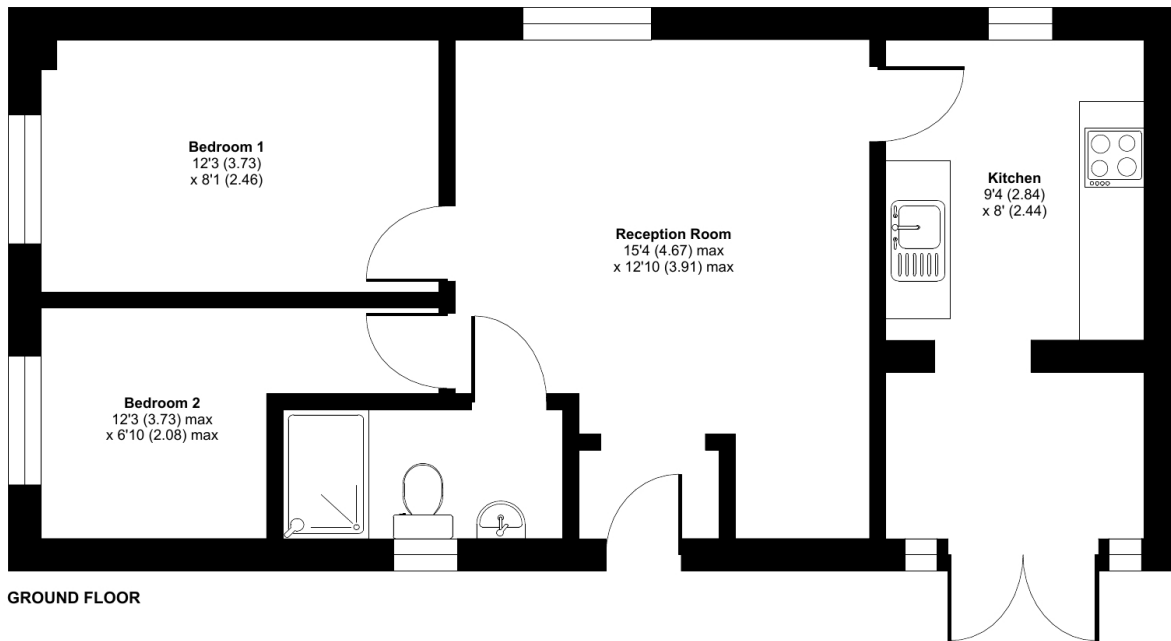




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Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1027434

WARMINSTER OFFICE

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