

Hindon Road

Warminster, BA12 7EX

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£499,950 Freehold

A charming three bedroom end of terrace character cottage which has recently been updated, located within the sought after village of Monkton Deverill, just a short drive from Warminster. The property offers off road parking, a good size garden to the rear and a single garage/workshop.

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DESCRIPTION

A charming three bedroom end of terrace character cottage, located within the sought after village of Monkton Deverill, just a short drive from Warminster. The property is arranged over three floors and has recently been updated offering off road parking, a good size garden to the rear and a single garage/workshop. In brief the accommodation comprises entrance porch with door leading into the hallway with stairs rising to the first floor landing, sitting room with original flooring and feature fireplace with inset wood burning stove, dining area/snug, a re-fitted kitchen/breakfast room with cream wooden units and solid oak worktops over and integrated appliances, French doors lead out on the garden, utility area and cloakroom. To the first floor there are stairs rising to the second floor, two double bedrooms and a bathroom. The third double bedroom is located on the second floor. Internal viewing comes highly recommended.

OUTSIDE

To the front of the property is a small area of garden with pathway leading to the front entrance porch. There is driveway parking for 2 vehicles which lead to the detached single garage/workshop. A wooden personal gate leads to the rear garden. The gardens to the rear enjoy a southerly aspect and are encompassed by fencing, hedging and trees. The majority of the gardens

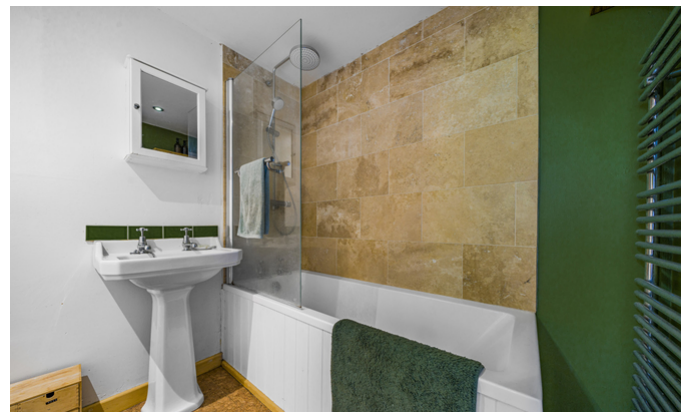
are laid to lawn with a wide selection of mature flowerbeds and borders housing plants and shrubs. To the rear of the garden is an area ideal for growing vegetables. There is also a paved and gravelled seating area.

LOCATION

The property is exceptionally well located in the heart of this sought after village and benefits from easily accessed open countryside. The town of Warminster lies approximately 7 miles away 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.

COUNCIL TAX BAND

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Monkton Deverill, Warminster, BA12

Approximate Area = 1081 sq ft / 100.42 sq m

Limited Use Area(s) = 41 sq ft / 3.81 sq m

Total = 1122 sq ft / 104.23 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Cooper and Tanner. REF: 770722

WARMINSTER OFFICE

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