

Homeminster House, Station Road

Warminster, BA12 9BP

COOPER
AND
TANNER



£69,950 Leasehold

Cooper and Tanner are pleased to present this spacious and conveniently located retirement apartment located in the popular Homeminster House retirement development for 60 and over. The flat is located on the second floor via a lift or stairs. Homeminster House is situated close to local amenities, train station and bus stops. The accommodation in brief comprises communal entrance, hall, lounge/dining room, one bedrooms, shower room, kitchen, hallway.(Parking available for residents only) NO CHAIN

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DESCRIPTION

Cooper and Tanner are pleased to present this spacious and conveniently located retirement apartment located in the popular Homeminster House retirement development for 60 and over. The flat is located in the second phase building with the longer Lease and also has the advantage of a kitchen window. Access to levels via lift and stairs. Homeminster House is situated close to local amenities, train station and bus stops. The accommodation in brief comprises communal entrance, hall, lounge/dining room, one bedrooms, shower room, kitchen, hallway. .(Parking available for residents only) NO CHAIN

OFFICE MANAGER

A house manager is available during office hours.

RESIDENT FACILITIES

Communal lounge / kitchen - For functions and resident use.

Bin Rooms - For domestic waste

Laundry Room - Washing machines, tumble dryers, iron and ironing boards.

GUEST ROOM

These are for visitors to pre-book and stay. Charges are approx. £35.00 per night for two. People.

LEASE INFORMATION

Lease - (This is subject to an annually reviewable all-in service charge) Charges for the six month period - Currently £2,175.72 This covers the upkeep of communal areas, House Manager, metered Water and Building Insurance.

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.







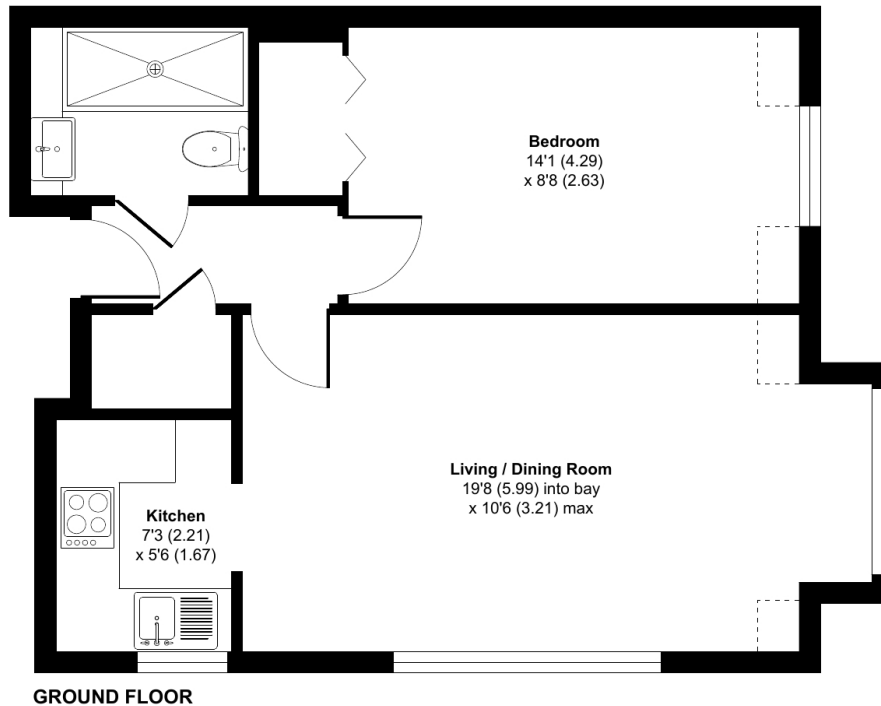
Station Road, Warminster, BA12

Approximate Area = 454 sq ft / 42.1 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 466 sq ft / 43.2 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). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1242301

WARMINSTER OFFICE

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