

Emwell Street

Warminster, BA12 8JA

COOPER
AND
TANNER



£264,000 Freehold

3 1 1 EPC D

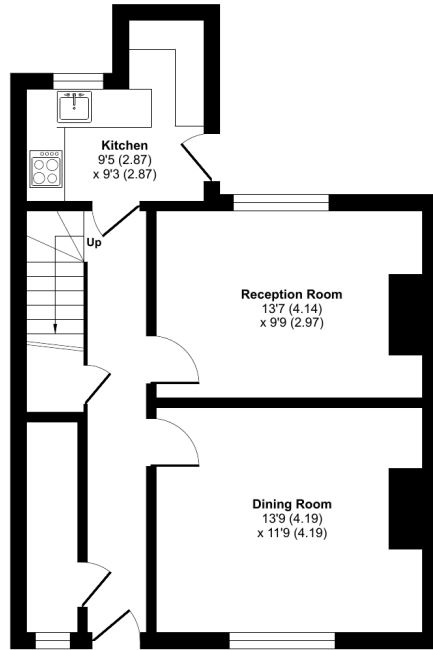
Description

This deceptively large three bedroom semi detached Georgian cottage is presented with original period features. It was known as Oak Cottages and is featured as a locally valued non-designated heritage asset in the town. The property is close to the town centre and is within easy walking distance of the railway station with rail links to London, Bristol and Cardiff. The benefits are a separate dining room, sitting room and kitchen with a door leading to the enclosed back garden. Period features throughout include 6-panel fielded oak doors, oak window sills and open fireplaces. On the first floor there are three good sized bedrooms and a re-fitted bathroom. In addition the property boasts a beautiful privately enclosed walled rear garden.

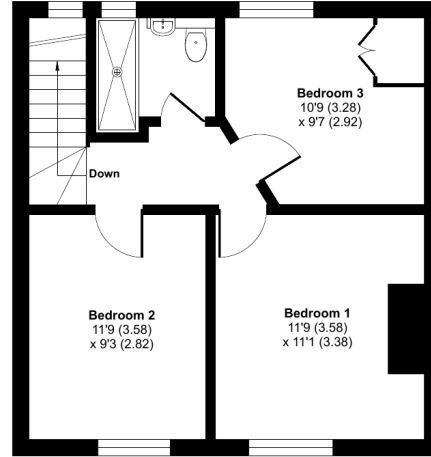
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Approximate Area = 983 sq ft / 91.3 sq m

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: 974834



Features

- Georgian Period Home
- Original period features throughout
- Kitchen
- Two reception rooms
- Three Bedrooms
- Re fitted bathroom
- Enclosed walled garden
- Within walking distance of the town centre and train station

Local Information

- Tenure Freehold
- EPC Rating D

WARMINSTER OFFICE

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