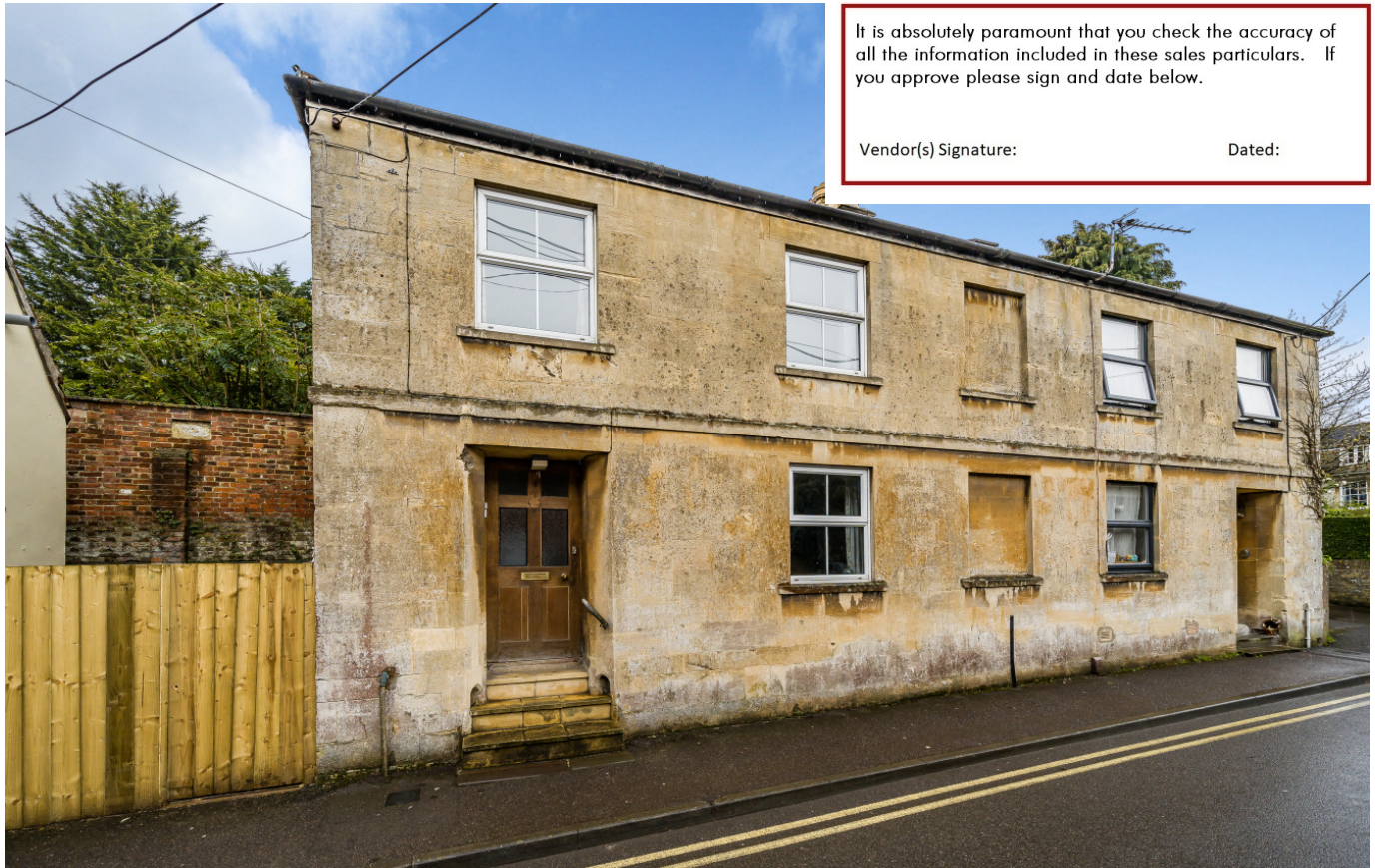


# Emwell Street

Warminster, BA12 8JA

COOPER  
AND  
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£270,000 Freehold

3 1 1 EPC D

## Description

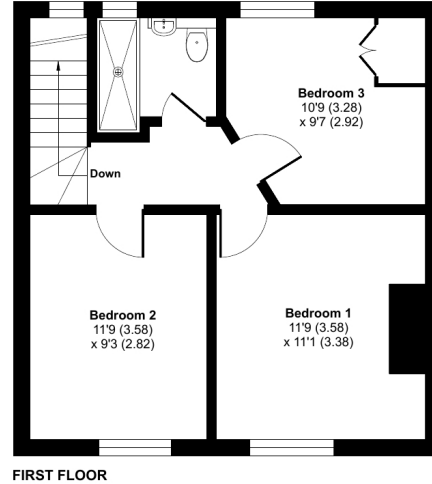
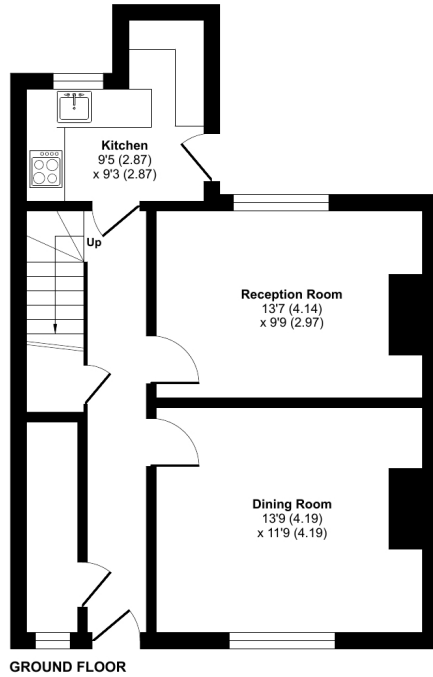
This deceptively large three bedroom semi detached Georgian cottage is presented with original period features. It was known as Oak Cottages and is featured as a locally valued non-designated heritage asset in the town. The property is close to the town centre and is within easy walking distance of the 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.



## Emwell Street, Warminster, BA12

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



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

Telephone 01985 215579

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[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
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TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

