

The Grove

Warminster, BA12 0NT

COOPER
AND
TANNER



£285,000 Freehold

An opportunity to acquire this three bedroom end of terrace house set in the sought after village location of Codford. The property is beautifully presented and has a cottage feel to it. The accommodation is a good size throughout and would make an ideal family home. There is a good sized Kitchen/dining room and a cosy Sitting room with a wood burning stove. The rear garden is fully enclosed and backs onto an open green space. Early viewing is highly recommended.

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DESCRIPTION

An opportunity to acquire this three bedroom end of terrace house set in the sought after village location of Codford. The property is well presented and has a cottage feel to it. The accommodation is a good size throughout and would make an ideal family home. There is a good sized Kitchen/dining room and a cosy Sitting room with a wood burning stove. The rear garden is fully enclosed and backs onto an open green space. Early viewing is highly recommended. In brief the accommodation comprises an entrance hall with the stairs rising to the first floor. Kitchen/ Dining Room with a range cooker , a door then leads to a rear lobby which has potential to be converted into a utility room and shower room/cloakroom. The Sitting room is cosy with a wood burning stove and a mantle beam over with a slate hearth. There are sliding patio doors which open out onto the patio . Leading upstairs there is a family modern fitted shower room which is a good size and three bedrooms.

OUTSIDE

The front of the property is approached with a pathway leading to the front door and there is gravelled areas to either side. There is access to the rear of the property at the side. The back garden offers a good sized patio with wooden bench seating to one side. There is a step down to a lawned area with a border to one side full of

established shrubs and plants and is enclosed by panelled fencing at the bottom and to one side and a wall to the other. A step up leads to another patio area leads to the side gated access. to the front. The rear garden is a particular feature and backs onto an open green space with and established trees beyond. The owner has a gate leading into the open area.

COUNCIL TAX

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LOCATION

Codford

The Wylve 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.

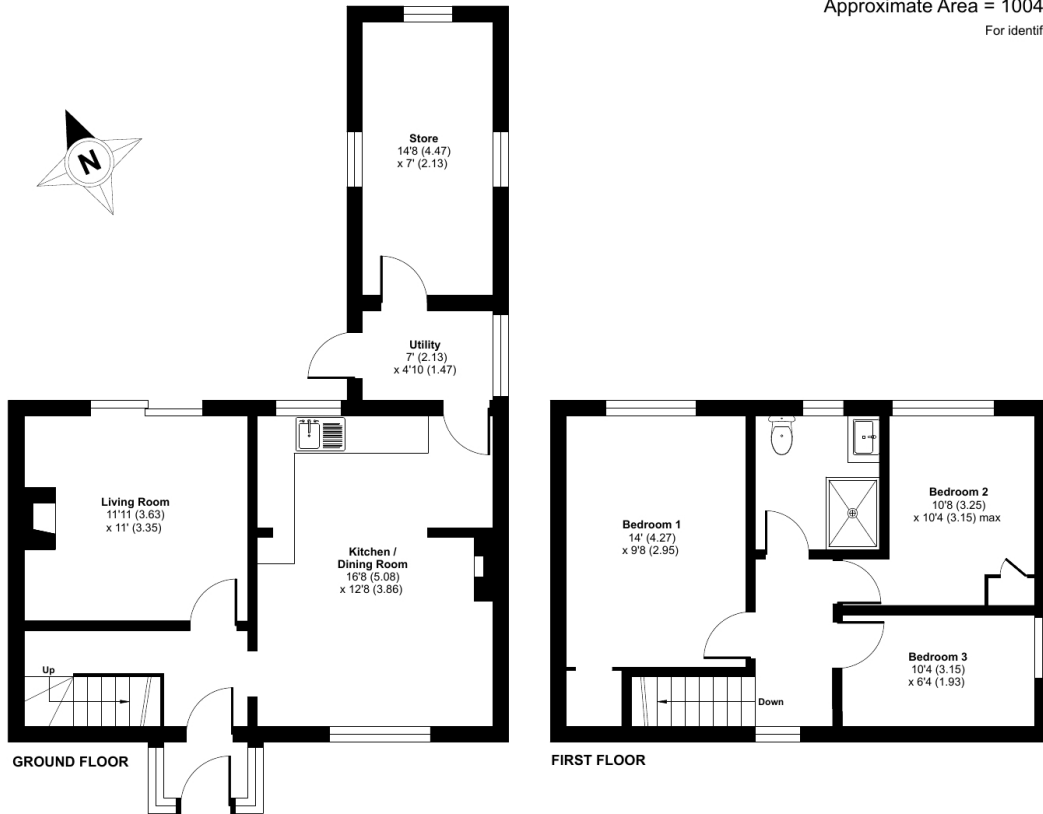




The Grove, Codford, Warminster, BA12

Approximate Area = 1004 sq ft / 93.2 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). © ncthemcom 2023. Produced for Cooper and Tanner. REF: 1058487

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