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 EPC D

£204,500 Freehold

95 Portway  
 Warminster  
 BA12 0AA

**COOPER  
 AND  
 TANNER**





# 95 Portway

## Warminster

### BA12 0AA

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£204,500 Freehold

#### Description

An attractive three bedroom end terrace period cottage located on the outskirts of Warminster on the Northern side of town. The property is a short walk into town and benefits from some period features throughout.

The ground floor accommodation comprises; good sized kitchen/dining room, which has been fitted with matching floor and wall units; 5 burner gas cooker and ample utility space as well as providing seating space for a dining table; separate sitting room which has access to the first floor and under stairs cupboard as well as a front porch.

The first floor accommodation provides three bedrooms, two doubles and one single, and a family bathroom fitted with separate shower, corner bath, low level W/C and wash hand basin. The single room benefits from patio doors leading out to the raised rear garden allowing the versatile room to be used as a snug or office if required.

#### Outside

The property benefits from a good sized raised rear garden accessed via a private set of steps. The garden has mainly been laid to lawn with fencing and mature shrubbery bordering all sides. A section of patio also allows for some outside furniture and seating space for outside entertainment. A wide section of border, currently laid to shingle, offers scope for a potential

vegetable plot or further seating areas. The property also benefits from a good sized courtyard to the right hand side of the property accessed from the kitchen or garden gate leading out on to Portway.

#### Location

The town of Warminster 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.

#### Directions

From the Warminster office of Cooper and Tanner continue through the two sets of traffic lights and at the mini roundabout turn right into Portway, continue through Portway passing the fire station on your right and the property can be found after a short distance on your left hand side just as the road bends around.

#### Local Information Warminster

**Local Council:** Wiltshire Council

**Council Tax Band:** C

**Heating:** Gas fired central heating

**Services:** All services

**Tenure:** Freehold



#### Motorway Links

- M3
- M4
- M5



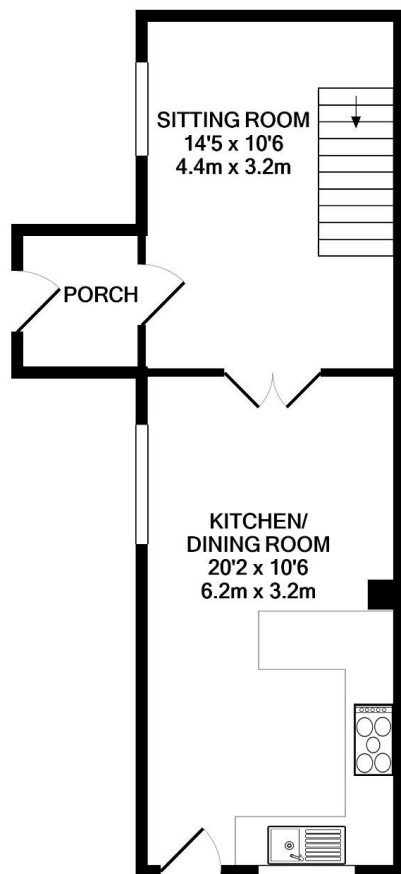
#### Train Links

- Warminster
- Westbury



#### Nearest Schools

- Warminster

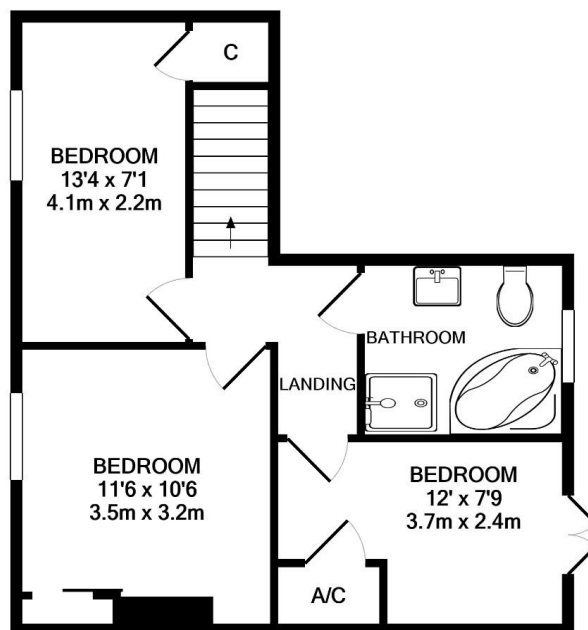


**GROUND FLOOR**  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)

**PORTWAY**  
**TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**1ST FLOOR**  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

#### WARMINSTER OFFICE

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**COOPER  
AND  
TANNER**

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