



High Street, Codford

£240,000

## High Street, Codford, Wiltshire BA12 0ND

- Spacious Cottage in the Heart of the Village
- Kitchen/Breakfast Room
- Large Sitting / Dining Room
- Three Bedrooms, all with Built in Storage
- Family Bathroom
- Additional Loft Space with Potential (STPP)
- Small, Low Maintenance Garden to the Rear
- No Onward Chain
- EPC: E.

### DESCRIPTION

Located in the heart of Codford, this spacious end of terrace cottage, within easy reach of village amenities.

The well-appointed accommodation includes a welcoming entrance hall, Kitchen with room for a table, large sitting / dining room with fireplace (subject to checking), three bedrooms, all with built in storage, a bathroom as well as a useful loft space on the first floor offering further potential (STPP). There is a small, low maintenance garden to the rear as well as on-road parking to the front.

### LOCATION

Codford is a quintessential English village with plethora of immediate amenities that includes a convenience store, petrol station, licenced café, primary school, two churches, Post Office, doctors surgery, an active village hall with bar, playing fields, tennis courts, and the Woolstore Theatre which puts on monthly films as well as the pantomime.

Conveniently situated just off the A36 with the City of Salisbury some 15 miles to the south and town of Warminster just 8 miles to the north. Access to the A303 is just 3 miles away which give access to the West Country in one direction with London in the other.

Warminster Train Station (Cardiff to Portsmouth line) - 8 miles, Salisbury Train Station (Exeter to Waterloo line) - 15 miles, Tisbury Train Station (Exeter to Waterloo line) - 13 miles. There is also a regular bus service to Salisbury and Warminster, as well as a daily fast coach to London.



### SERVICES

The property is connected to mains electricity and water, drainage is in the form of a septic tank. There is electric heating (installed in 2020) along with a fireplace in the sitting room (subject to being checked).

The seller has informed us that the roof was replaced in 2020.





## OUTSIDE

The property is located on the Codford High Street, where there is on street parking to the front. A pathway leads up to the entrance.

To the rear is a small, low maintenance garden, perfect for sitting out on the summer evenings.

## LOCAL AUTHORITY

Wiltshire Council Tax, Band C.

## TENURE

Freehold

## STAMP DUTY

To calculate the stamp duty payable on this property visit

[www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

## VIEWINGS

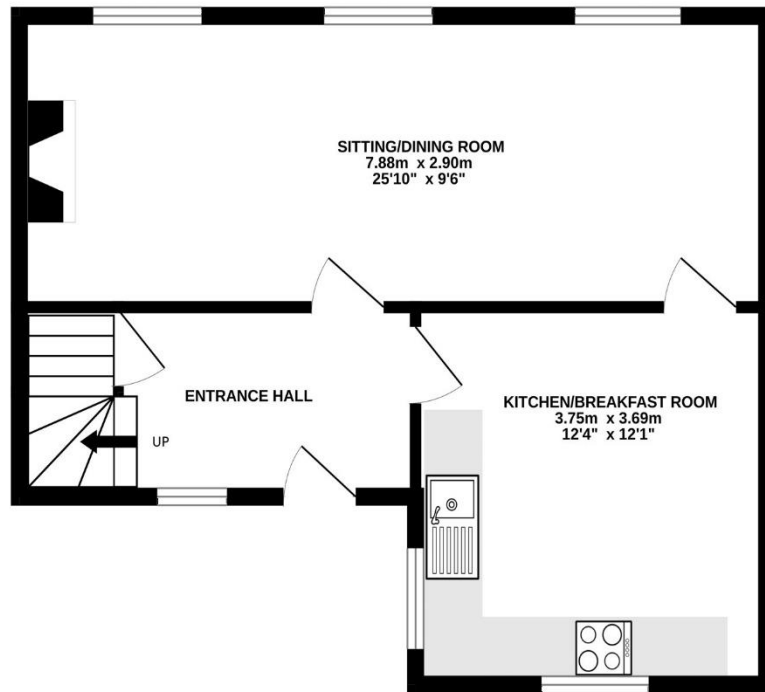
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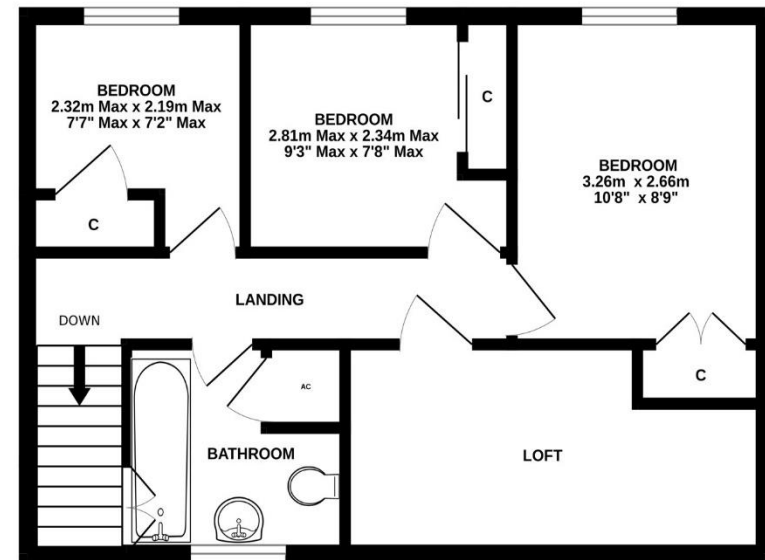




**GROUND FLOOR**  
43.9 sq.m. (473 sq.ft.) approx.



**1ST FLOOR**  
41.5 sq.m. (446 sq.ft.) approx.



**TOTAL FLOOR AREA : 85.4 sq.m. (919 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.  
30 March 2024