



Flat 2, The Woolstore High Street, Codford, Wiltshire, BA12 0NE

£1,300 PCM

This is a fantastic three-bedroom split-level apartment located in the charming village of Codford. The apartment is situated on both the first and second floors and offers spacious accommodation.

As you enter, you will find an impressive entrance hall with a staircase leading up to the first and second floors. The apartment has its own entrance hall on both floors.

On the first floor, there are three generously sized double bedrooms. The master bedroom comes with a large en-suite and double doors that lead into the secondary bedroom, offering the flexibility to use it as a dressing room or a separate room. Additionally, there is a third double bedroom on this floor, which shares the second bathroom with the middle bedroom.

The stairs lead to the second floor, which opens up to an open-plan kitchen living room. The kitchen is equipped with an excellent range of fitted units, an integrated dishwasher, drinks fridge, Range cooker, and a small breakfast bar. The sitting room benefits from natural light and is neutrally decorated with characterful exposed beams. The room has space for a dining table and sitting area, with hardwood flooring and carpeted areas. There is also a spiral staircase leading to the mezzanine study area, perfect for a home office. The property also has an automatic control system for flat heating adjustment via mobile phones and an integrated vacuum system.

The apartment can be accessed via a lift. On the ground floor, there is a storage cupboard and access to communal sauna and gym facilities, including a toilet and shower room. There is off-road parking for one car, a shared electric car charging bay, and additional on-street parking. The property is unfurnished, with gas central heating. Fibre WIFI is available for an additional £20 per month. There is also a service charge of £40 per month.

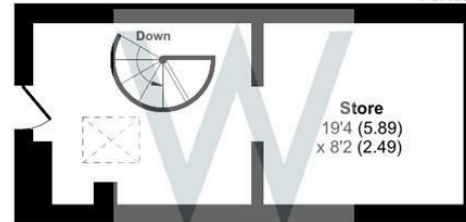
The property is located in the village of Codford, offering easy access to local amenities such as the post office, a local shop, and a doctor's surgery, all within walking distance. Codford also benefits from a regular bus service and picturesque walks around the Wylye Valley.



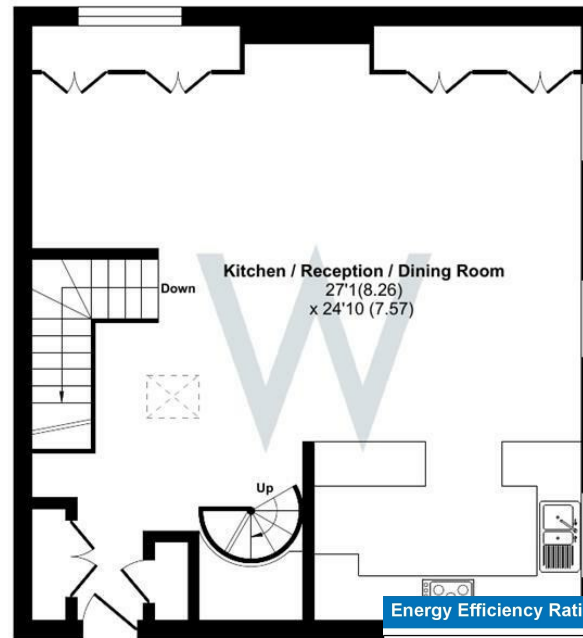
High Street, Codford, Warminster, BA12

Approximate Area = 1474 sq ft / 137 sq m

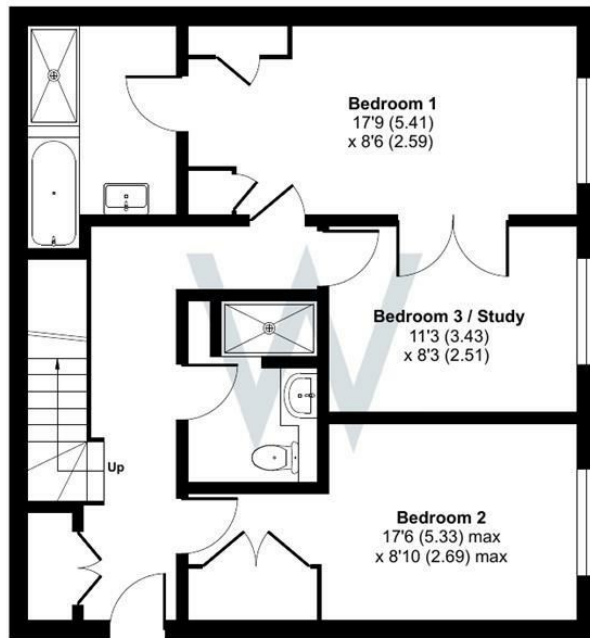
For identification only - Not to scale



MEZZANINE



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for H W White Ltd. REF: 1189304



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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