



**Homeminster House Station Road, Warminster BA12 9BP**

**welcome to**

**Homeminster House Station Road, Warminster**

Homeminster house is a one bedroom, over 55's retirement flat in the heart of the historic market town of Warminster. Located only seconds from Warminster train station, local bus stop, the thriving town centre as well as beautiful rural countryside just a short distance away.



## **Entrance Hall**

Loft Access, generous storage cupboard

## **Living Room**

15' 4" x 10' 6" ( 4.67m x 3.20m )

Double Glazed window to the side, electric heaters, newly laid carpet, TV & telephone point. 2x Wall Light.

## **Kitchen**

7' 4" x 5' 4" ( 2.24m x 1.63m )

Space for fridge/freezer, space for cooker, wall and base units, stainless steel sink and drainer. Open to the living room.

## **Bedroom**

12' x 8' 8" ( 3.66m x 2.64m )

Double Glazed window to the side. Built in wardrobes. TV Point. Wall Light. Carpet. Electric heater

## **Bathroom**

Wash basin, Vanity unit and mirror, fully tiled, extractor, bath and W.C

## **Outside**

Communal Gardens

## **Agent Notes**

Please note that Allen & Harris have not been able to confirm all enquires relating to the property and the leasehold. Any potential purchaser should make their own enquiries before committing.



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## Homeminster House Station Road, Warminster

- One Bedroom Retirement Apartment
- No Onward Chain
- Lift Access
- Walking Distance To Amenities
- 18 Hole Golf Course - West Wilts Golf Club

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WST106936 - 0007

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