



Christchurch Vicarage, 13 Avon Road, Warminster



## A spacious modern detached property with flexible accommodation and a large garden.

### The Property

This spacious and modern detached property is the Vicarage for Christ Church in Warminster, offering flexible split-level accommodation. Available for 12 months.

The property has been recently refurbished with full redecoration and new carpets, and includes 4 double bedrooms, 2 reception rooms and a well-appointed kitchen/breakfast room with separate utility space. Each room enjoys views across the surrounding grounds, with the large garden wrapping around the property on all sides with a large driveway and single garage.

Christchurch Vicarage 13 Avon Road, Warminster, BA12 9PR

Rent  
£1,750 PCM



### Features

- Large detached house
- Single garage
- Close to Warminster town centre
- Utility room
- Driveway parking
- Quiet residential area
- One mile from mainline station
- Kitchen / Diner

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

C (76)

### Outgoings

Council Tax: Wiltshire £3583.50 (2025/26) Band F

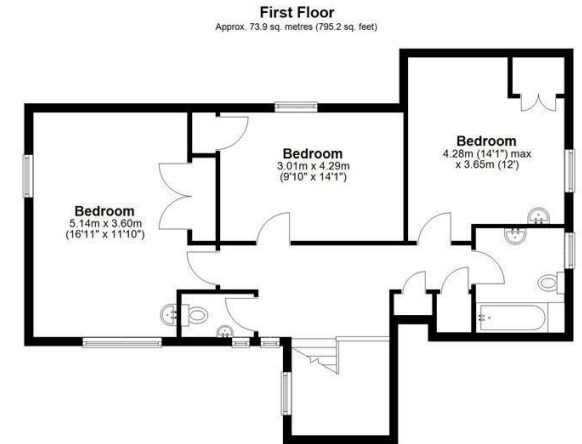
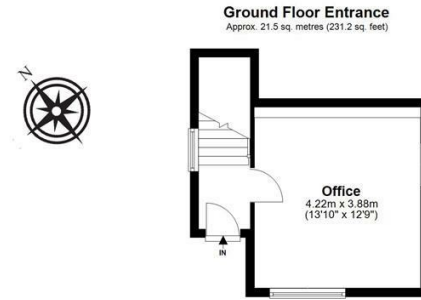
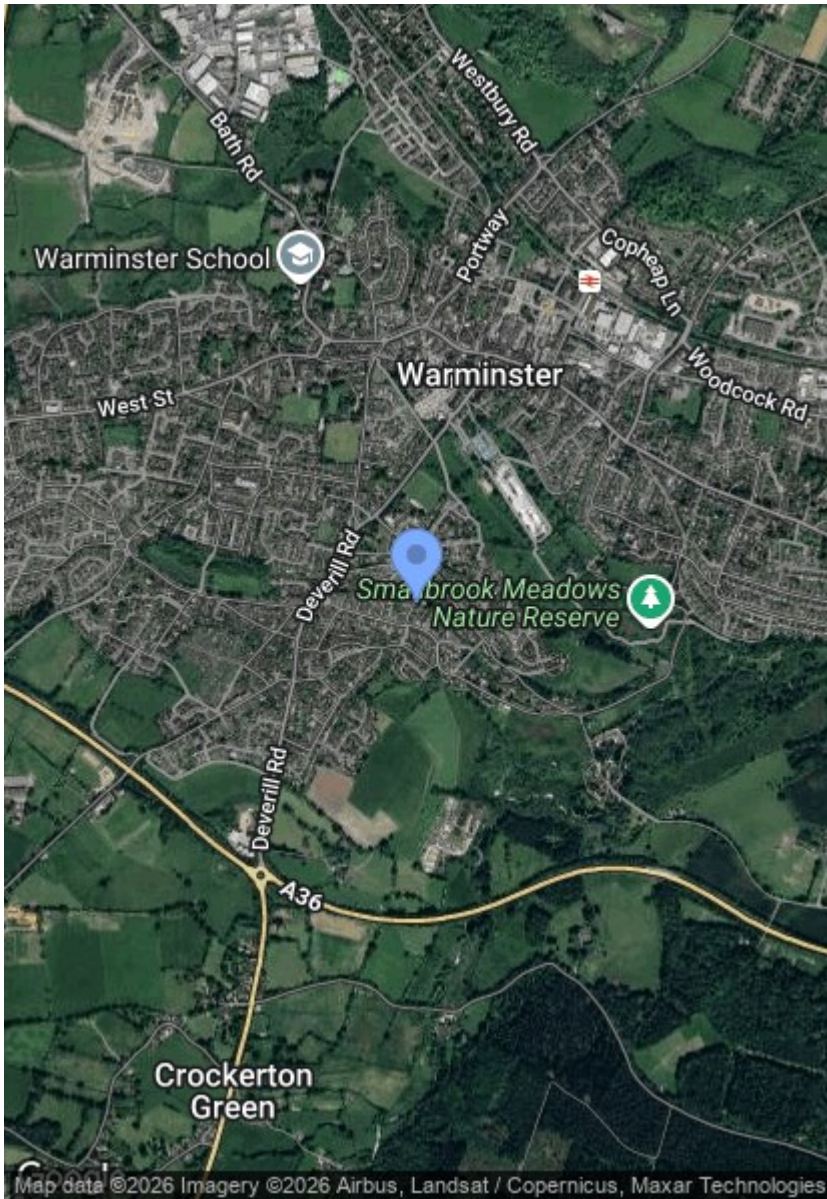
### Size

1970.00 sq ft

### Location

The property is situated on the southern side of the town in a quiet residential street, just half a mile from the town centre & lying close to the Smallbrook Nature Reserve. Warminster has a comprehensive range of shops and facilities. Local attractions include Longleat House and Safari Park, Stourhead and Salisbury Plain. Warminster Station is under a mile away with a main line service to London Paddington/Bristol/Reading. Bristol Airport is 30 miles to the west. The historic cities of Bath and Salisbury are both about 20 miles away.





Total area: approx. 183.1 sq. metres (1970.4 sq. feet)

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines.

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