



Troy Cottage New Road

Codford Warminster BA12 0NS

An immaculately presented two/three bedroom detached chalet style property with a plot of a third of an acre and stunning views across countryside; situated in the rural village of

Codford with primary & pre schools, village hall and local shop with Post Office.

Accommodation comprises large entrance hall, living room, dining room, office, refitted kitchen, ground floor bathroom and first floor cloakroom. Benefits include UPVC double glazing, oil fired central heating, cottage style front garden, rear courtyard garden with shed, workshop, third of an acre agricultural land with orchard; and two parking spaces.

Offers Over £325,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

14'11 x 4'1 (4.55m x 1.24m)
Composite door to the front with obscured double glazed side panel windows. UPVC double glazed window to the front. Wood effect vinyl flooring. Floor standing oil fired boiler. Part glazed door to the:

Hallway

Storage recess. Wood effect vinyl flooring. Carbon monoxide alarm. Doors off and into: airing cupboard housing hot water tank.

Refitted Kitchen

12'11 x 5'5 (3.94m x 1.65m)
UPVC double glazed window to the front. Base mounted units with rolled top work surfaces and tiled splash-backs. Stainless steel single sink, double drainer unit with mixer tap. Space for electric cooker with stainless steel splash-back. Space for under counter appliance. Space for fridge/freezer. Storage cupboards and shelving. Extractor fan. Wood effect vinyl flooring. Internal window to the living room.

Living Room

15'0 x 12'5 (4.57m x 3.78m)
UPVC double glazed windows to the side and rear. Two radiators. Wood effect vinyl and laminate flooring. Extractor fan.

Office/Bedroom Three

11'0 x 5'3 (3.35m x 1.60m)
UPVC double glazed window to the rear.
Radiator. Wood effect vinyl flooring.

Dining Room

10'3 x 10'1 (3.12m x 3.07m)
Internal UPVC double glazed window to the front. Radiator. Open cupboard with shelving. Door to the:

Inner Hallway

UPVC double glazed window to the rear. Stairs to the first floor. Plumbing for washing machine. Tiled effect vinyl flooring. Modern fuse box. Door to the:

Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Three piece white suite with tiled surrounds comprising panelled bath with electric shower over and glass screen enclosing, pedestal wash hand basin and w/c. Extractor fan. Tiled effect vinyl flooring and inset ceiling spotlight. Extractor fan.

FIRST FLOOR

Landing

Access to eaves storage. Double glazed Velux window to the front. Low level open cupboard with hanging rail. Doors off and into:

Bedroom One

14'11 x 8'7 (4.55m x 2.62m)
UPVC double glazed window to the side.
Access to eaves storage.

Bedroom Two

8'7 x 7'10 (2.62m x 2.39m)
UPVC double glazed window to the side.

Cloakroom

Double glazed Velux window to the rear. Two piece white suite comprising pedestal wash hand basin and w/c. Tiled effect vinyl flooring.

EXTERNALLY

To The Front

Gate leading to front garden laid to gravel with paved areas and a variety of plants, trees and shrubs. Outside tap. Oil tank. Pedestrian access to both sides leading to the rear. Two parking spaces. There is also a separate strip of land by the main road - see cross on map.

To The Rear

Paved courtyard patio area to the immediate rear enclosed by walling. Opening to agricultural land of approximate a third of an acre with views over open fields, laid to lawn with orchard and a variety of plants, trees and shrubs.

Lean-to

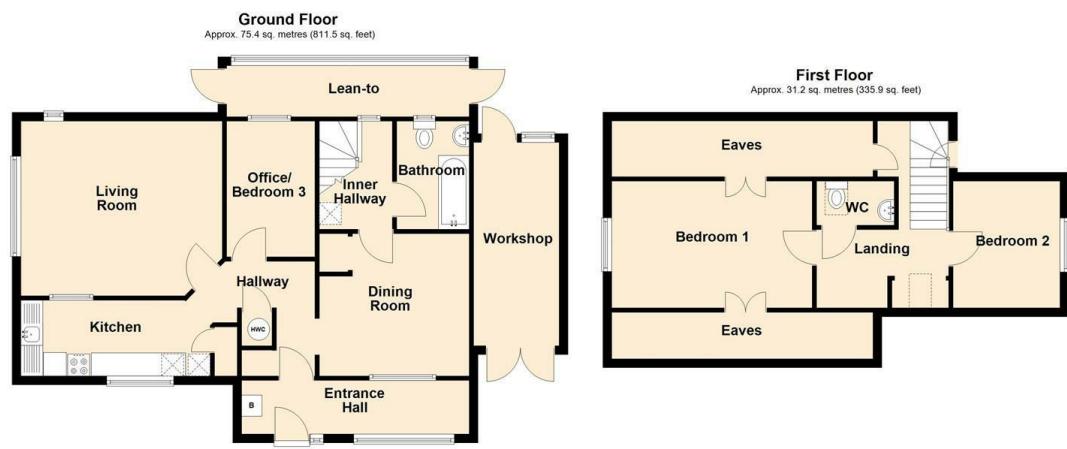
16'2 x 3'10 (4.93m x 1.17m)
Storage shed/lean-to with window to the rear and doors to both ends.

Workshop

15'6 x 6'0 (4.72m x 1.83m)
Window and door to the rear. Power.
Double doors to the front.



Tenure **Freehold**
Council Tax Band **A**
EPC Rating **D**



Total area: approx. 106.6 sq. metres (1147.4 sq. feet)


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

