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  1 EPC D

OIEO £245,000 Freehold

33 Petticoat Lane
 Dilton Marsh
 Wiltshire BA13 4DG

**COOPER
AND
TANNER**



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Description

A pretty three-bedroom mid-terrace cottage benefiting from being recently modernised throughout, yet still retaining many period features, set within the heart of this popular Wiltshire village.

The property comprises of an entrance hall with carpeted flooring. To the left is a study with a fireplace and window overlooking the front of the cottage. Original wooden doors and stairs lead to the first floor. The open plan living/dining/reception room has an abundance of light with wooden flooring extending to the kitchen with slate tiles complementing this space. The kitchen has been recently modernised and comprises of a range of both wall and base units, ceramic sink with hard wood work tops, ample space for appliances and is finished with underfloor heating and sliding doors looking out to the pretty rear garden. The living/dining area is a generous size. This room is complete with the wood-burner taking centre stage. Stairs to the first-floor landing.

The first floor there are two generous sized bedrooms with one featuring a cast iron fireplace and the second having views over the gardens. The family bathroom is generous in size and consists of a walk-in shower cubicle, WC, vanity unit and a separate bath.

A further door leads to the stairs and the master bedroom, which is a large attic room, that consists of Velux windows allowing for lots of natural light throughout and plenty of storage under the eaves.

Outside

The rear garden is fully enclosed, a child-friendly space, which is mainly laid to lawn and benefiting from a patio seating area. There are fruit trees consisting of apples and pears and a raised vegetable patch for garden enthusiasts and a large wooden shed/workshop. To the front of the property there is off-road parking for two vehicles and access to the front door.

Location

Dilton Marsh has a farm shop with a café, a village hall, a pub and a primary school. The towns of Frome, Warminster and Trowbridge are all easily accessible. Dilton Marsh has its own railway Halt with connections to the South Coast, Bath, Bristol and Wales, while nearby Westbury has links to Waterloo and high-speed links to London Paddington (1 hour 20 minutes). The cities of Bath and Bristol are both within commuting distance, and there are excellent private schools at Warminster and Bath.

Viewing

Strictly through Cooper and Tanner on 01373 455060.

CB Ref: 17629 20/09/2019

Local Information Dilton Marsh

Local Council: Wiltshire

Council Tax Band: B

Heating: Gas central heating

Services: Mains drainage, gas, water and electricity

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



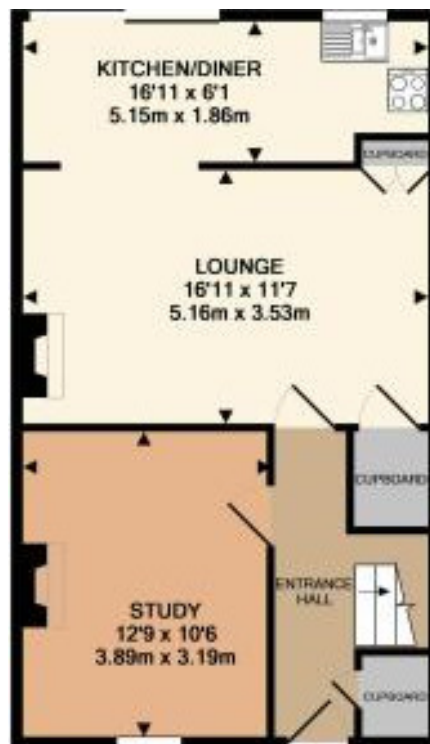
Train Links

- Warminster, Westbury
- Frome, Bath and Bristol



Nearest Schools

- Dilton Marsh, Chapmanslade
- Westbury and Warminster



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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