



9 Quinton Place, Codford, Warminster, Wiltshire, BA12 0JU

£1,950 PCM

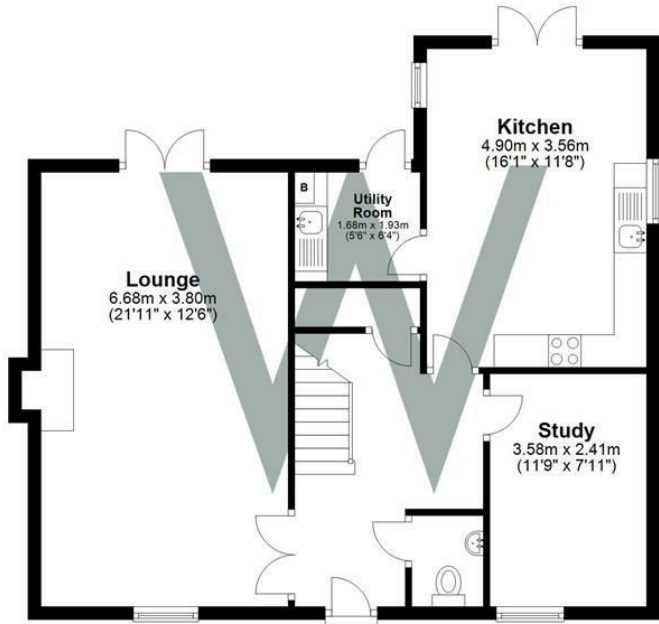
This beautiful five-bedroom family home is set in a quiet location within Codford, just a short drive from Warminster. The house comprises spacious accommodation featuring five bedrooms, three bathrooms, a kitchen/breakfast room, a utility room, one large reception room, an office, and a ground-floor cloakroom. The property has a well-specified kitchen with space for an upright fridge and freezer, electric oven. The Utility room has a further range of units incorporating a sink, plumbing for a washing machine and tumble dryer and a side door to the garden. From the main front door opens up to a spacious hall with wooden floors off of which there is a study and cloakroom, stairs up to the first floor, and double doors to the large spacious reception room with working woodburner and french doors that lead to a large rear garden. Upstairs on the first floor are three bedrooms, with two being en-suite bathrooms and masses of fitted wardrobes/cupboard space throughout the property. too the second floor is a further two spacious bedrooms and bathroom with bath and handheld shower. There is graveled parking for two cars and a garage. The house comes completely UNFURNISHED and is available on a long-term basis. Gas central heating. More about the location:

Amenities including several pubs, a post office and in the village of Codford, a shop, post office, primary school, pre-school, cafe, church and doctors surgery.

The market town of Warminster is a short drive, with numerous supermarkets, including a Waitrose, Morrisons and Lidl and a station with trains to London Waterloo, which take approximately 2 hours. Just a 30-minute drive is The beautiful Cathedral city of Salisbury, the City of Bath and the smaller town of Shaftesbury, all of which offer a wide selection of shops, restaurants, arts and recreational facilities. The area has a wide selection of state and private schools, including Sutton Veny, Wylve Valley, Heytesbury Primary Schools, and Kingdown Secondary. Plus, Warminster School, Hazlegrove, Dauntseys, Sherborne, Clayesmore, Bruton, Port Regis, Salisbury Cathedral School, Chafyn Grove and Godolphin private schools, and Bishop Wordsworth and South Wilts Grammar Schools.

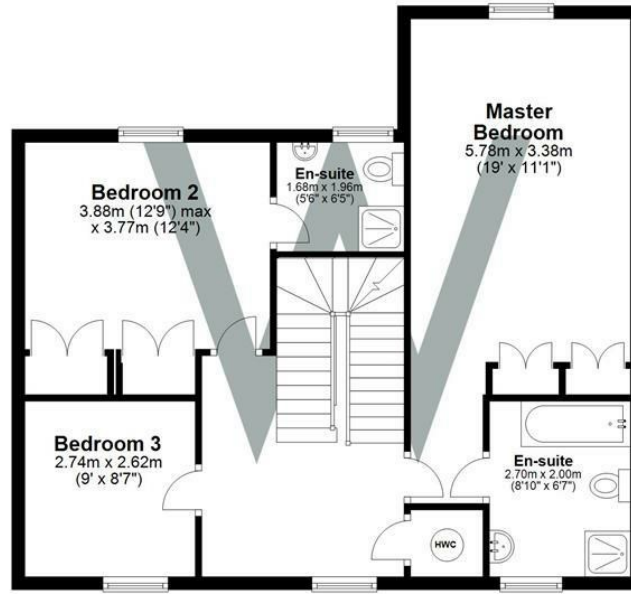
Ground Floor

Approx. 69.4 sq. metres (747.0 sq. feet)



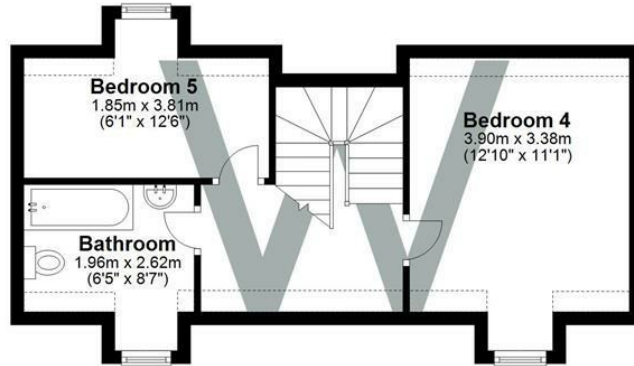
First Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



Second Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



WHITES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

