



Christchurch Vicarage, 13 Avon Road, Warminster





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

Christchurch Vicarage 13
Avon Road, Warminster,
BA12 9PR

PCM
£1,800 PCM



4



1



3

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

Features

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

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

for 6 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.

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.





Disclaimer Notice Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.