

Copheap Lane

Warminster, BA12 0BE

COOPER
AND
TANNER



£495,000 Freehold

This well presented detached three bedroom bungalow comes to market with the benefit of no onward chain. Situated in a quiet cul-de-sac close to the town centre, the property offers driveway parking, integral garage and an enclose private rear garden.

Copheap Lane

Warminster

BA12 0BE

 3  1  2 EPC C

£495,000 Freehold

DESCRIPTION

Located in a quiet cul-de-sac, this detached three bedroom bungalow offers good accommodation and viewings come highly recommended. The property benefits from driveway parking, integral garage and an enclosed private rear garden. In brief the accommodation comprises a large entrance hallway leading to large reception room with doors into the rear garden, fitted kitchen/diner with a range of wall & base units as well as integrated oven & hob, three bedrooms with principle bedroom offering en-suite facilities & bathroom. From the kitchen/diner you access the utility room with doors leading into the garage and conservatory.

OUTSIDE

You approach the property down a private road. At the front of the property there is a well maintained front garden and paved driveway. To the rear, there is a large enclosed & private garden which has a south-west aspect. There is also a greenhouse and garden shed.

LOCATION

The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.







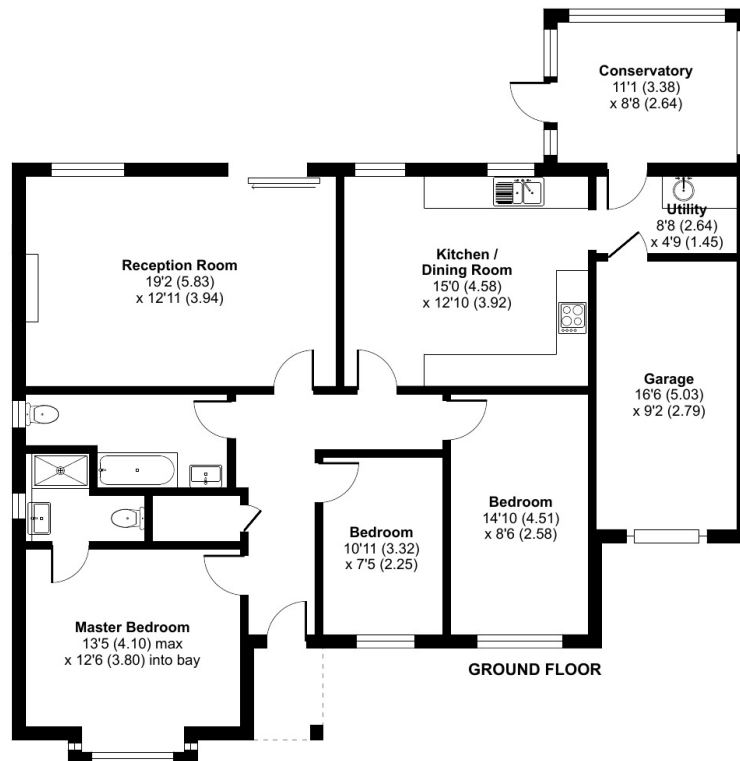
Copheap Lane, Warminster, BA12

Approximate Area = 1211 sq ft / 112.5 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1354 sq ft / 125.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1266037

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

