

# Broadway

Warminster, BA12 8EB

COOPER  
AND  
TANNER



**£265,000 Freehold**

This two bedroom semi detached bungalow is situated in a quiet location close to countryside and there are nearby amenities. It also benefits from a newly fitted shower room and has a privately enclosed garden to the rear. In addition it offers driveway parking and a garage. The property is offered for sale with NO ONWARD CHAIN.

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## £265,000 Freehold

### DESCRIPTION

This two bedroom semi detached bungalow is situated in a quiet location close to countryside and there are nearby amenities. It also benefits from a newly fitted shower room and has a privately enclosed garden to the rear. In addition it offers driveway parking and a garage. The property is offered for sale with NO ONWARD CHAIN. The accommodation comprises an entrance hall, a newly fitted shower room with a double shower. The kitchen is fitted with a range of cupboards and work surface over, built in electric oven with an electric hob and extractor over, space for appliances and a large storage cupboard. The sitting room is light and airy with a fireplace and gas fire, two bedrooms one with fitted wardrobes and bedroom two with French doors leading to the privately enclosed rear garden.

### OUTSIDE

The front of the property is approached over a blocked paved driveway which provides parking for two cars and leads to the garage. There is a garden to the side with an area of gravel with established plants and shrubs, there is a lawn with a tree in the middle. A side gate leads to the rear garden which has an undercover porch. There is a large raised patio area with far reaching views towards Cley Hill which is a distinctive landmark now owned by the National Trust. The patio has dwarf walling with steps leading down to a low maintenance

garden with an area of lawn and the majority is gravelled. There are various borders with established shrubs and a tree. The garden is privately enclosed by fencing.

### LOCATION

Warminster

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

### COUNCIL TAX

BAND 'C'





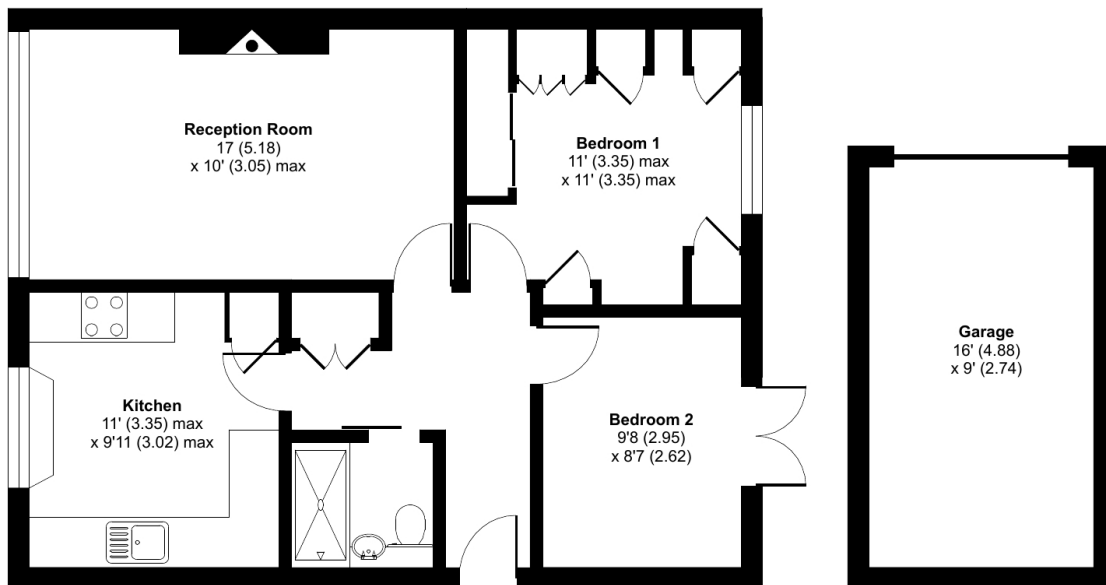
## Broadway, BA12

Approximate Area = 612 sq ft / 56.9 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 756 sq ft / 70.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1040289

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