

Minster View

Warminster, BA12 8TD

COOPER
AND
TANNER



£350,000 Freehold

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DESCRIPTION

This three bedroom detached house is beautifully presented and is located in a sought after location on the Frome side of the town. It is within easy walking distance of the town centre and has countryside walks close by. It has the benefit of a private south facing garden and a conservatory. In brief the accommodation comprises an entrance hallway with a door into a good sized sitting room opening into the dining room, there are sliding doors into a beautiful conservatory which is part brick with a tiled floor and a good size, it has doors opening into the garden. The Kitchen is fitted with a range of wall and base units with space for a cooker with extractor fan over, space for a washing machine and a door to the side. Leading upstairs there is a modern bathroom suite and three good sized bedrooms.

OUTSIDE

The property is approached over a tar macadam driveway providing parking for two/three cars and giving access to the garage. There is an area of lawn to the side and there is gated side access. The rear garden is south facing and privately enclosed. There is a patio area and a pathway leading at each side of the garden. It is an easy maintainable garden mainly laid to lawn. There is a garden shed at the bottom.

LOCATION

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

Band 'D'





Minster View, Warminster, BA1

Approximate Area = 885 sq ft / 82.2 sq m

Garage = 98 sq ft / 9.1 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 1025 sq ft / 95.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1138185

WARMINSTER OFFICE

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