

Minster View

Warminster, BA12 8TD

COOPER
AND
TANNER



£350,000 Freehold

An extended modern detached three bedroom family home that is located on the popular Frome side of the town. The property occupies a pleasing setting on the favoured Groveland's estate. Outside a driveway offers generous parking along with established gardens. The home has the advantage of a ground floor study / bedroom that was the former garage. No Chain.

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DESCRIPTION

Cooper and Tanner are delighted to offer this extended modern detached three bedroom family home that is located on the popular Frome side of the town. The property occupies a pleasing setting on the favoured Groveland's estate.

The accommodation comprises an entrance hall, fitted kitchen with access to the dining room. The former garage has been converted to a bedroom / study. The lounge has a bay window to the front and doors to the rear garden. On the first floor are three bedrooms, shower room and a separate family bathroom.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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

OUTSIDE

Outside a driveway offers generous parking and gives access to the side wood car port. The front garden is laid to lawn with some planting. At the rear is a generous garden incorporating lawn and patio areas along with hedging and bushes. Outside summer house.

TAX BAND

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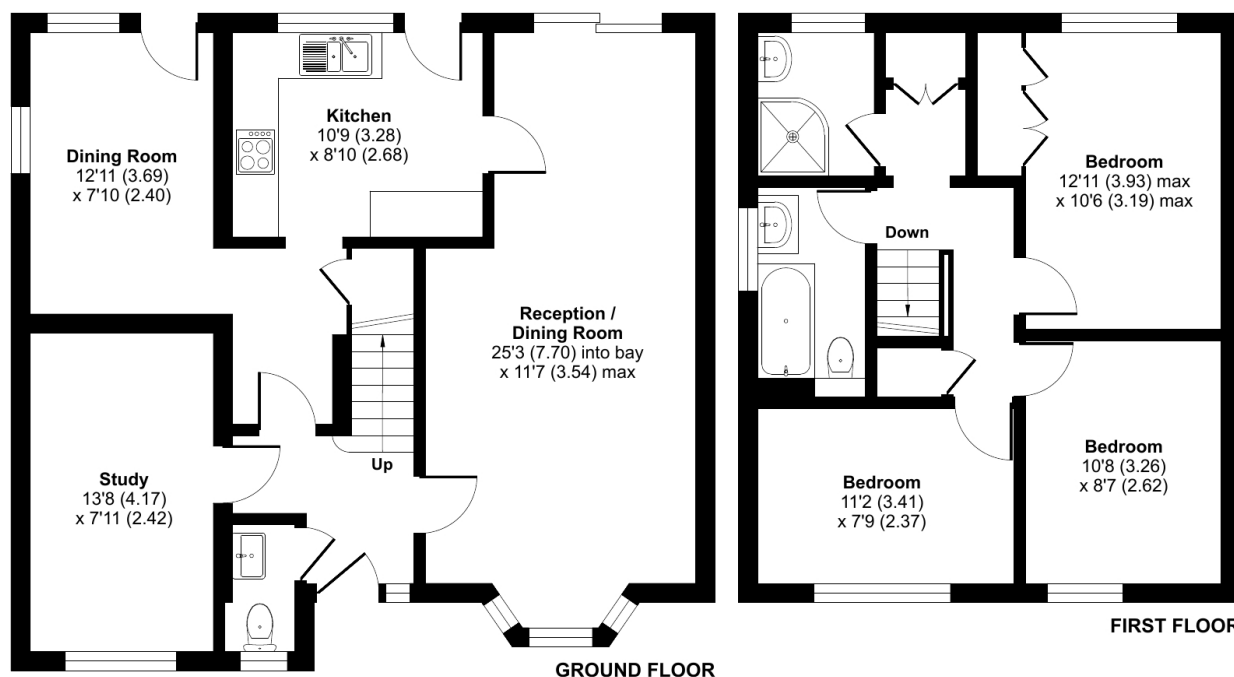




Minster View, Warminster, BA12

Approximate Area = 1196 sq ft / 111.1 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: 1226932

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