

Whitfield Close

Warminster, BA12 9HX

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£165,000 Leasehold

A pleasing and deceptively spacious Park Home for the over 55's located on the popular Whitfield site. This is a great opportunity to purchase this well presented home. The property has established gardens with private terrace areas and mature ornamental trees. Parking space. NO CHAIN.

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EPC TBC

£165,000 Leasehold

DESCRIPTION

An excellent opportunity to purchase this spacious and pleasingly presented Park Home located in the popular Whitfield site, with the advantage of not being directly overlooked by other properties. The light and airy, south facing lounge has two bay windows to the front, one to the side and glazed doors giving access to the dining room with a window and door to the side (west facing). The fitted kitchen offers a wide range of wall and base units along with a gas hob, dishwasher and plumbing for washing machine. There are two bedrooms, both with fitted wardrobes and storage. The bathroom has a bath, basin and WC. The home had a new combi boiler fitted in December 2023 and the externals have just been painted. The property and site are a short walk from the centre of town. Closer still is a Waitrose and a newsagent/one-stop shop, as well as a Doctor's Surgery.

OUTSIDE

The garden of the property is very attractive and has several aspects. From the kitchen door there is a large, decked area which is completely private. It is surrounded by mature plants and trees. There is a green house and shed on the opposite side of the house and a lawned area to the front, again planted with mature olive and acer trees.

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.

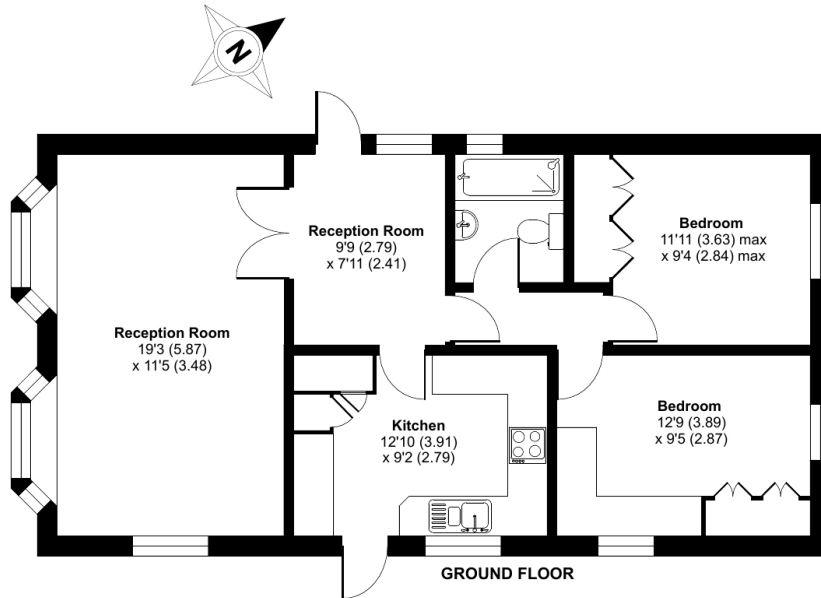




Whitfield Close, Warminster, BA12

Approximate Area = 752 sq ft / 69.9 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: 1177936

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

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