

Hillwood Lane

Warminster, BA12 9QQ

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AND
TANNER



£450,000 Freehold

A superb detached bungalow located in a quiet location at the end of the lane, situated on a good size plot of mature gardens with ample off road parking, detached single garage and views across Warminster.

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DESCRIPTION

A superb detached bungalow located in a quiet location at the end of the lane, situated on a good size plot of mature gardens with ample off road parking, detached single garage, views across Warminster and within easy access to open countryside. Entering the property you are welcomed into the central hallway with doors leading to the dual aspect living room, kitchen, bathroom and bedrooms. The living room is of a good size with a feature fireplace and inset multi fuel stove and captures the views over to the Church. The kitchen has a range of wall and base units with integrated fridge/freezer, oven and gas hob. There are also doors leading back to the living room and conservatory. In the conservatory the current owners have a utility area for washing machine, dryer and dishwasher with access onto the gardens via French doors. On the left hand side of the bungalow are three bedrooms all of which can fit a double bed. They are all serviced by the family bathroom which has a separate shower unit.

OUTSIDE

To the front of the property is off road parking for several vehicles in front of the single garage. On the far side from the plot is an enclosed lawn which wraps around to the back garden. This garden is of a fantastic size with views overlooking the church and town, enjoying established flowerbeds and borders with mature plants and shrubs, small orchard area with fruit trees and all being encompassed by hedging and fencing. There is also a large workshop behind the garage which would make an ideal home office/studio and benefits from power and lighting with a galvanized roof.

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

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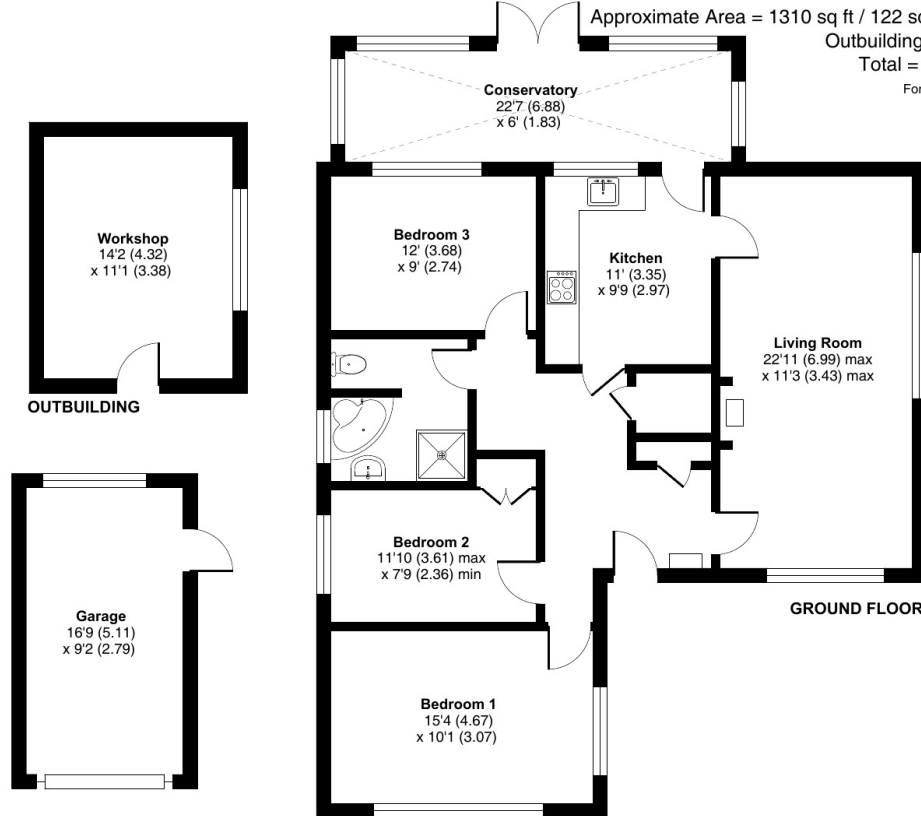
Hillwood Lane, Warminster, BA12

Approximate Area = 1310 sq ft / 122 sq m (includes garage)

Outbuilding = 157 sq ft / 15 sq m

Total = 1467 sq ft / 137 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 2022. Produced for Cooper and Tanner. REF: 863327

WARMINSTER OFFICE

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