

# Camellia Drive

Warminster, BA12 7RP

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## £275,000 Freehold

We are pleased to offer this three bedroom attached house which is set in a quiet cul de sac location within easy reach of the town centre. It benefits from a Kitchen with a dining area and a conservatory. There is a garage and driveway parking. The property comes to the market with NO ONWARD CHAIN.

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 3  1  1 EPC TBC

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### DESCRIPTION

We are pleased to offer this three bedroom attached house which is set in a quiet cul de sac location within easy reach of the town centre. It benefits from a Kitchen with a dining area and a conservatory. There is a garage and driveway parking. The property comes to the market with NO ONWARD CHAIN. In brief the accommodation comprises entrance hall leading into the Sitting room and downstairs cloakroom. The kitchen offers a range of wall and base units with a built in double electric oven with gas hob and extractor hood above. There is space for a washing machine, dishwasher and fridge/freezer. The kitchen opens into a dining area, this leads into a conservatory with doors that open into the back garden. Leading upstairs there are three bedrooms and a family bathroom.

### OUTSIDE

The property offers a driveway with parking leading to the garage. The front garden is laid to lawn. There is gated access to the rear garden. The rear garden is privately enclosed and is mainly laid to lawn with a patio area, there are established trees and shrubs.

### COUNCIL TAX

Band 'C'

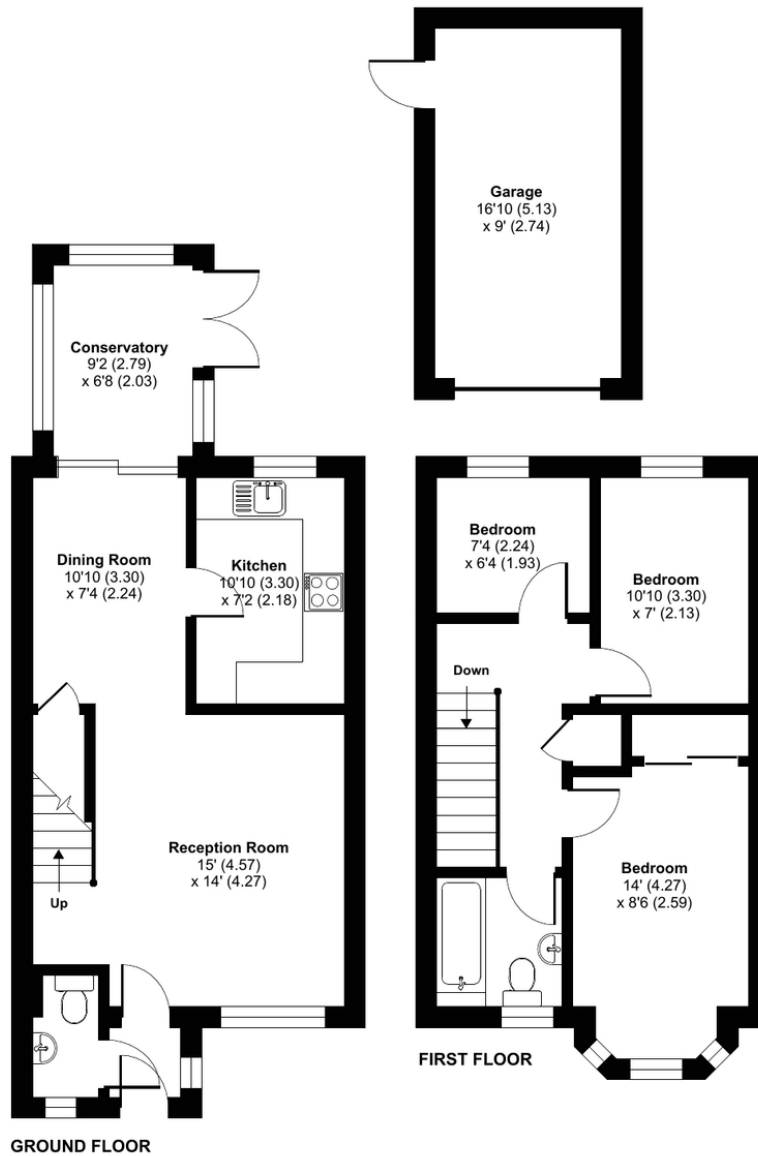
### LOCATION

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, Stour head 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.





# Camellia Drive, Warminster, BA12



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Cooper and Tanner. REF: 1210443

## WARMINSTER OFFICE

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