

Rock Lane

Warminster, BA12 9JZ

COOPER
AND
TANNER



£415,000 Freehold

A four bedroom, two reception room detached bungalow located in a quiet no through road towards the outskirts of Warminster. The property offers driveway parking, an integral single garage, gardens to the front and rear and is being offered for sale with no onward chain.

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DESCRIPTION

Located in a quiet location towards the end of a no through road is a detached bungalow which offers flexible and spacious accommodation with mature gardens, integral single garage and gravelled driveway parking for several cars. The property is being offered for sale with no onward chain and has recently been redecorated throughout. In brief the accommodation comprises of an entrance hall, sitting room with feature fireplace, kitchen with a range of fitted wall and base units with worktops over and space for appliances and door into the lean-to/conservatory with a door to the outside. This would be an ideal utility space if required. There is a dining room adjacent to the kitchen with sliding patio doors on to the rear garden. There are four bedrooms, the main bedroom having an en-suite shower room. One of the smaller front bedrooms could be used as a study if required. From the hall there is also access to the attic space which runs the length of the bungalow and an internal door into the garage and a family bathroom. There is gas central heating and Upvc double glazed windows. Internal viewing is highly recommended.

OUTSIDE

The property is accessed from Rock Lane onto a gravelled driveway providing parking for several vehicles which in turn leads to the integral garage. A path from here leads to the front door. There are lawned gardens to

the front and is encompassed by hedging and fencing. Side access via a metal gate leads to the rear garden. The gardens to the rear are southerly facing and are predominantly laid to lawn with a selection of mature shrubs and bushes. There is a paved seating area and the garden is encompassed by hedging and fencing.

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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AGENTS NOTE

We have been informed by the vendor that there was Japanese Knotweed present at the property approximately 7 years ago which was treated at the time and there is no evidence of it currently.



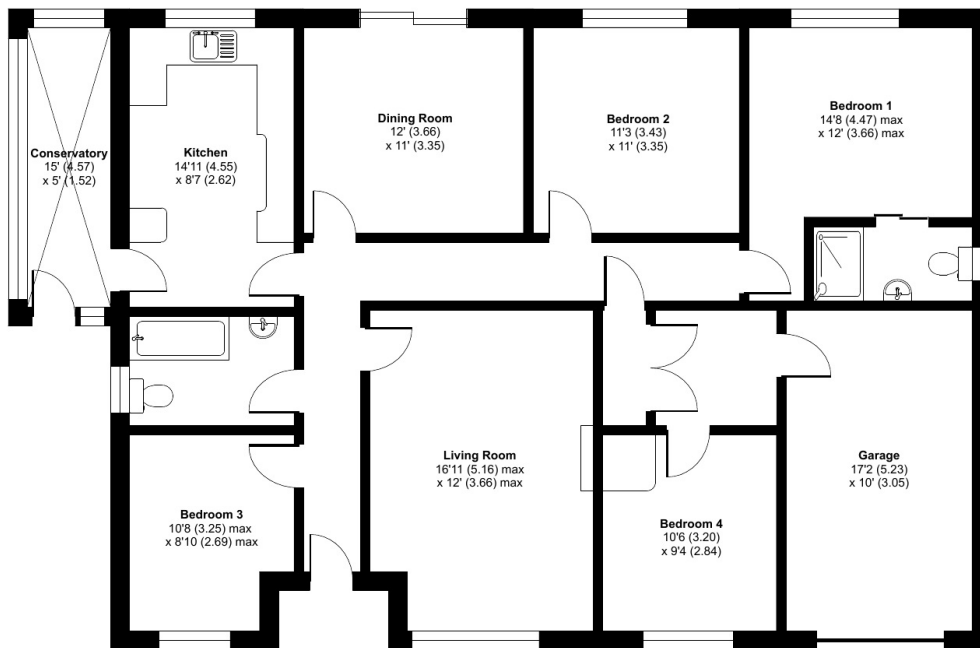




Rock Lane, Warminster, BA12

Approximate Area = 1520 sq ft / 141.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 943107

WARMINSTER OFFICE

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