

# Ruskin Drive

Warminster, BA12 8SF

COOPER  
AND  
TANNER



## £270,000 Freehold

Cooper and Tanner are pleased to bring to market this three bedroom semi-detached house situated within a popular cul-de-sac location. The property benefits from no onward chain as well as off street parking and an enclosed rear garden. Viewings are highly advised.

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### INTERIOR

Cooper and Tanner are pleased to bring to market this three bedroom semi-detached house situated within a popular cul-de-sac location. The property benefits from no onward chain as well as off street parking and an enclosed rear garden. The accommodation comprises of an entrance porch which leads into the reception room. To the rear of the property, there is an open planned kitchen diner which extends into a brick base conservatory with a door taking you into the garden. Upstairs, there are three bedrooms, two doubles with the third having built in storage and single bed as well as the bathroom.

### OUTSIDE

The property is set back from the road with a front garden laid to lawn and off street parking leading to a garage at the side. The private and enclosed rear garden is also laid to lawn.

### 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.







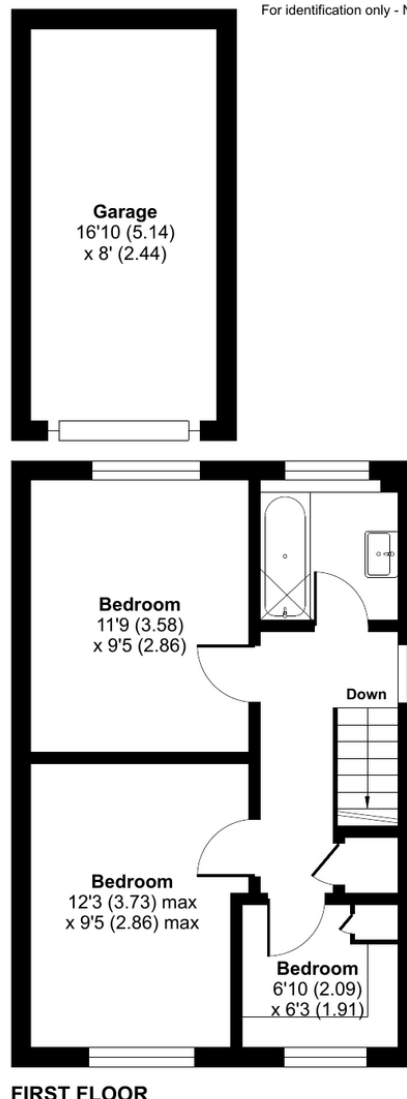
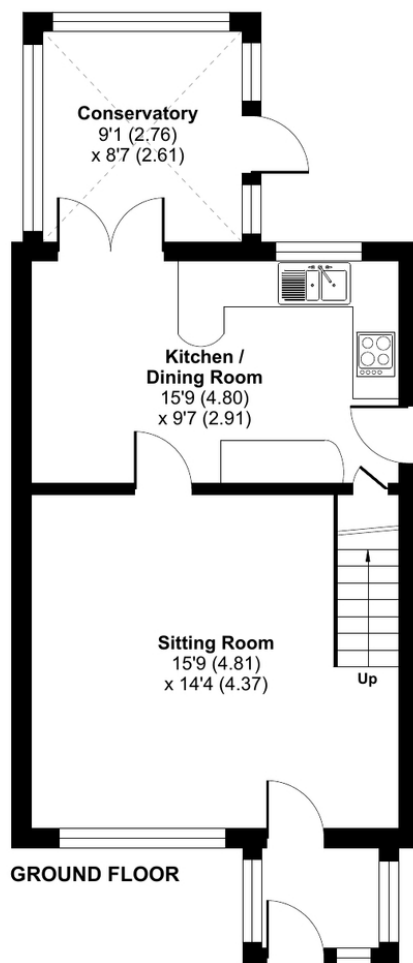
## Ruskin Drive, Warminster, BA12

Approximate Area = 880 sq ft / 81.8 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1015 sq ft / 92.3 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). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1339945

### WARMINSTER OFFICE

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