

# Broxburn Road

Warminster, BA12 8EZ

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TANNER



**£305,000 Freehold**

An extended three bedroom semi detached chalet style property located in the corner of a cul de sac. The home is pleasingly presented and enjoys a generous rear garden and patio along with a long driveway and single garage. The property has gas central heating and double glazing. No Chain.

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## Warminster

### BA12 8EZ

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### THE HOME

An extended three bedroom semi detached chalet style property located in the corner of a cul de sac. The home is pleasingly presented and enjoys a generous rear garden and patio along with a long driveway and single garage. On the ground floor the additional accommodation offers a family room and utility. There is also the advantage of a study. The property has gas central heating and double glazing. No Chain.

### ACCOMMODATION

Entrance with stairs to first floor, ground floor WC, Study with doors to main sitting room having a bay window and gas fireplace, dining room with patio doors to the rear, kitchen with a wide range of wall and base units, worktops, hob, oven and extractor fan. Family room with glazing and door to outside and door to the utility room. On the first floor a landing gives access to the three bedrooms and main shower room.

### OUTSIDE

At the front a block paved drive offers parking and access to the single garage. The front garden has gravel and some paving slabs. At the rear is a patio and lawned garden incorporating planted flower beds and enclosed with wall and fencing.

### LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.





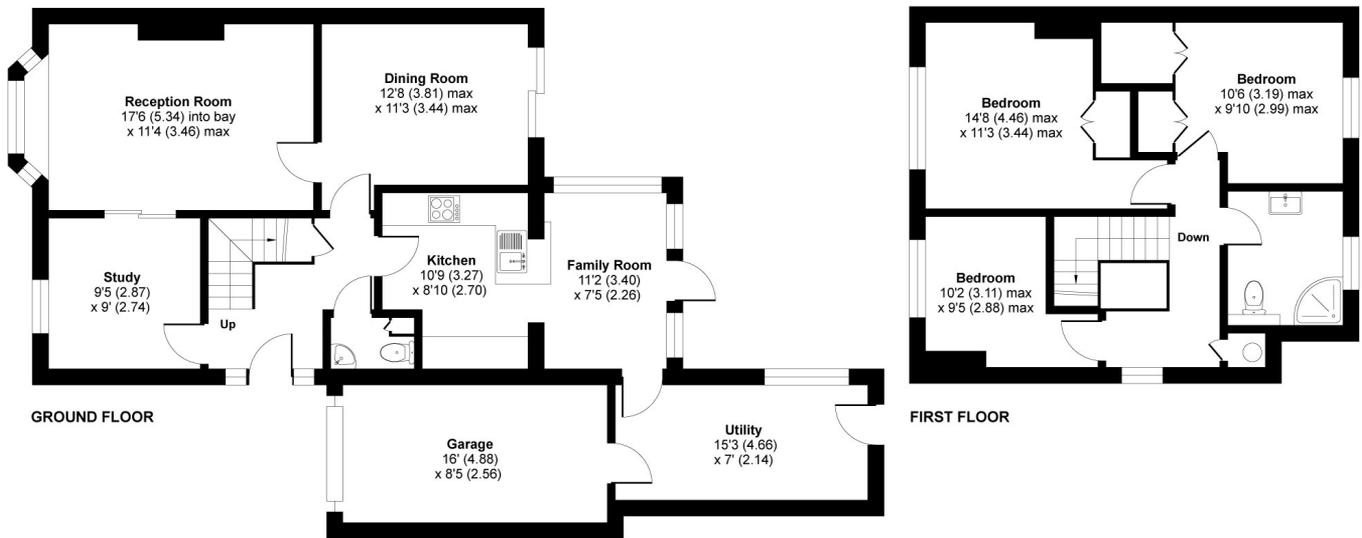
## Broxburn Road, Warminster, BA12

Approximate Area = 1341 sq ft / 124.5 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1475 sq ft / 136.9 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1420838

### WARMINSTER OFFICE

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