

# Ash Walk

Warminster, BA12 8PZ

COOPER  
AND  
TANNER



**£340,000 Freehold**

An opportunity to acquire this attractive individual detached two bedroom bungalow which is quietly tucked away in a sought after location close to the town centre. The property is set in its own grounds with good sized gardens to the front and back. The rooms are all spacious and there is a large driveway, a detached garage and has further scope for further improvement.

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### DESCRIPTION

An opportunity to acquire this attractive individual detached two bedroom bungalow which is quietly tucked away in a sought after location close to the town centre. The property is set in its own grounds with good sized gardens to the front and back. The rooms are all spacious and there is a large driveway with a detached garage and has further scope for improvement. In brief the accommodation comprises spacious entrance hall, kitchen with a range of wall and base units, larder cupboard, space for fridge/freezer and space for a washing machine, integrated cooker with hob and extractor over, space for a table and chairs, door to the side giving access to the rear garden. separate cloakroom, large beautiful lounge/dining room with a fireplace, this room has dual aspect and has French doors opening out into the back garden. There are two double bedrooms and a bathroom.

### OUTSIDE

The property boasts beautiful gardens to the front and rear. At the front there is a large gravelled driveway leading to a detached garage and gates that lead to the back. The front garden has lawns to either side with a path leading to the front door. The garden is private with established hedging. The rear garden is beautiful and is a good size. It is full of established hedges, trees and plants with a patio area. There are raised borders to the side with a garden shed. It is totally private and is enclosed by fencing, there is access to both sides of the bungalow.

### COUNCIL TAX

Band 'D'

### 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.





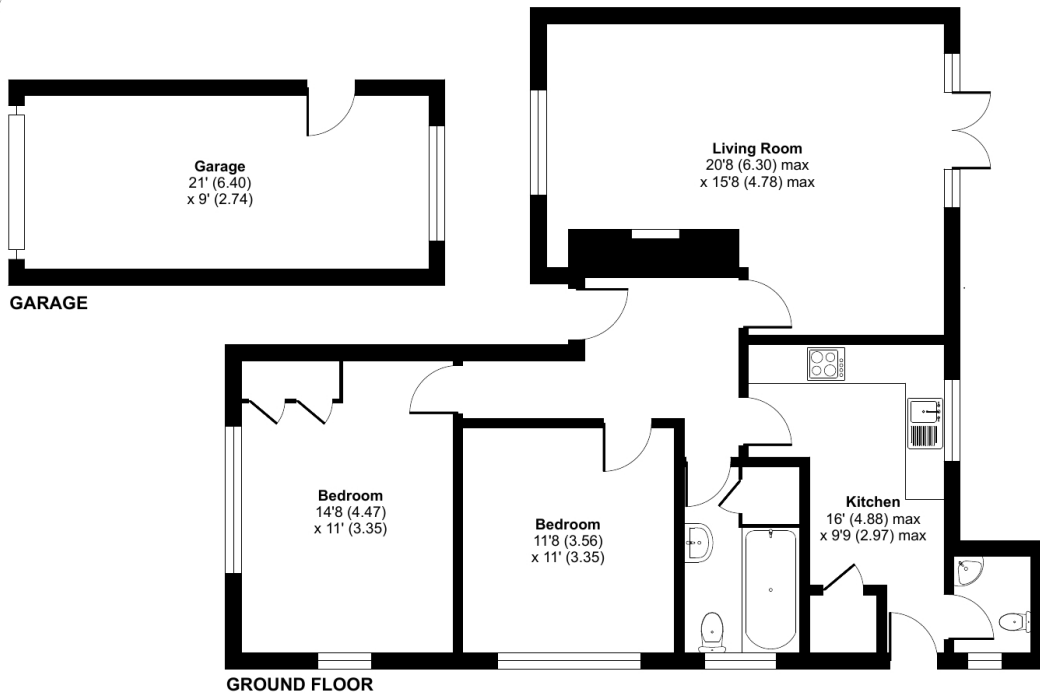
## Ash Walk, Warminster, BA12

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1117 sq ft / 103.7 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 2024. Produced for Cooper and Tanner. REF: 1109252

### WARMINSTER OFFICE

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