

Victoria Road

Warminster, BA12 8HA

COOPER
AND
TANNER



£475,000 Freehold

Size - 1607 Sq Ft - Cooper and Tanner are pleased to offer this excellent opportunity to purchase this wonderfully spacious, 3/4 bedroom detached chalet style bespoke-built home, with private, south facing gardens. The property is located on the popular Frome side of the town and close to a Co-op and local walks Viewing highly advised. NO CHAIN.

Victoria Road Warminster BA12 8HA

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DESCRIPTION

Size (approx.) - 1607 Sq Ft - An excellent opportunity to purchase this wonderfully spacious, detached chalet style bespoke-built home, with private, south-facing gardens, and located on the popular Frome side of the town and close to a Co-op and local walks. The accommodation comprises a lovely galleried entrance hall with large storage cupboard and staircase with turned balustrading. The hallway leads to a light and spacious triple aspect lounge with patio doors which open onto the private and enclosed south-facing garden. The light and sunny kitchen and separate adjacent dining room have the potential to be combined for more open plan living. The other side of the kitchen leads to a well-appointed shower room, a modern conservatory and access to the integral garage through an internal door. This property offers 3 good size double bedrooms. The ground floor bedroom has fitted wardrobes and a sink. On the first floor, the master bedroom has fitted wardrobes with access to additional storage space under the eaves. The second upstairs bedroom also offers capacious under-eave storage on two sides. This bedroom leads on to a large additional room which could potentially be a further bedroom or study/playroom.

OUTSIDE

The generous driveway provides parking for up to five cars and is bordered with mature shrubs. The back garden can be accessed from the front of the house by gates on either side of the property. There are two distinct parts of the garden: the private south-facing area is laid to lawn and has a generous patio which is a sun trap. On the west of the property is a deceptively large additional plot with fruit trees, greenhouse

and shed, offering potential as an allotment area or other uses. This parcel of land is included in the purchase price, but its inclusion is negotiable.

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.

TAX BAND

E





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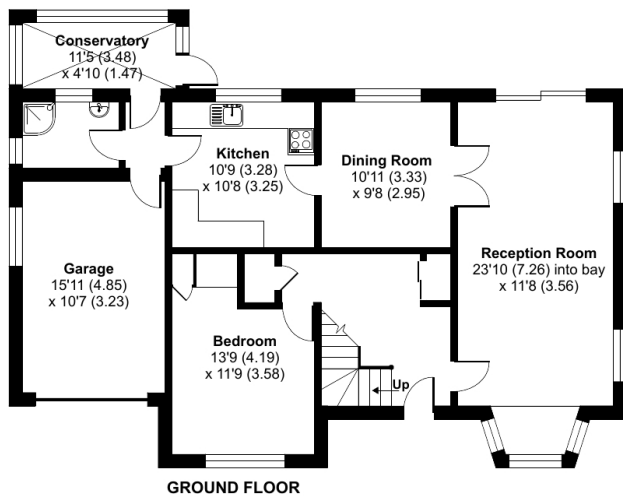
Approximate Area = 1607 sq ft / 149.3 sq m

Limited Use Area(s) = 90 sq ft / 8.4 sq m

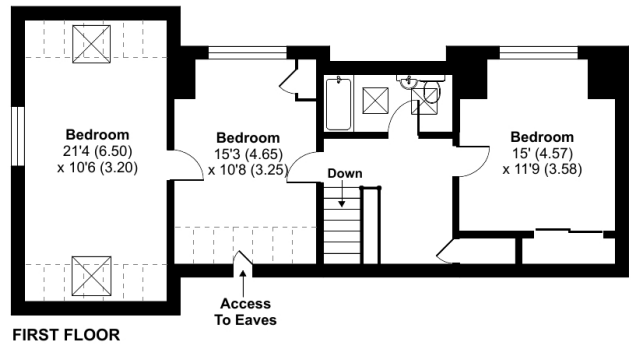
Garage = 173 sq ft / 16 sq m

Total = 1870 sq ft / 173.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1168434

WARMINSTER OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

