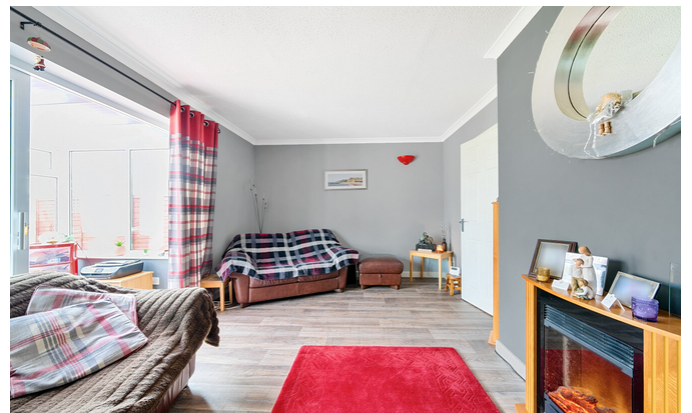


# St Andrews Road

Warminster, BA12 8EU

COOPER  
AND  
TANNER



£299,950

This three bedroom semi detached house is a perfect house for a family and is set in a quiet location on the outskirts of the town. It benefits from a modern newly fitted kitchen. There is a conservatory and a private rear garden. It offers a garage and driveway parking. The property is set close to open countryside ideal for walking. There is NO ONWARD CHAIN.

# St Andrews Road Warminster BA12 8EU

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### DESCRIPTION

This three bedroom semi detached house is a perfect house for a family and is set in a quiet location on the outskirts of the town. It benefits from a modern newly fitted kitchen. There is a conservatory and a private rear garden. It offers a garage and driveway parking. The property is set close to open countryside ideal for walking. There is NO ONWARD CHAIN. The accommodation comprises entrance hall, kitchen/breakfast room, sitting room with doors opening into a Conservatory which leads out into the rear garden. Leading upstairs there are two double bedrooms and one single bedroom and a family bathroom.

### OUTSIDE

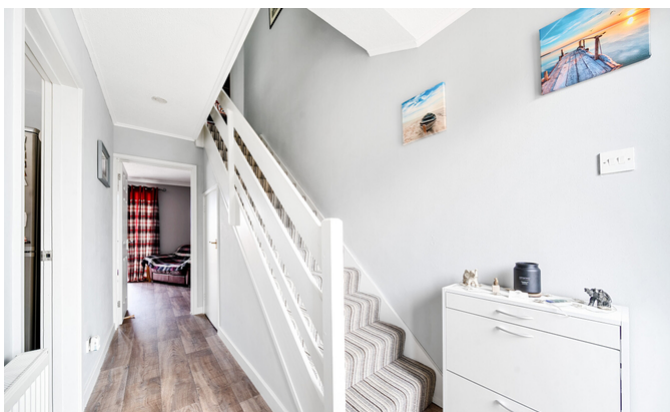
At the front of the property there is a gravelled area to the side for easy maintenance. A driveway provides parking for two to three cars then in turn leads to the garage. There is a gate providing access to the back garden. The rear garden is mainly laid to lawn privately enclosed by walling and fencing. There is a decked area behind the garage at the bottom of the garden. In addition there is a small patio and gravelled area for seating.

### COUNCIL TAX

'Band ' C

### 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.







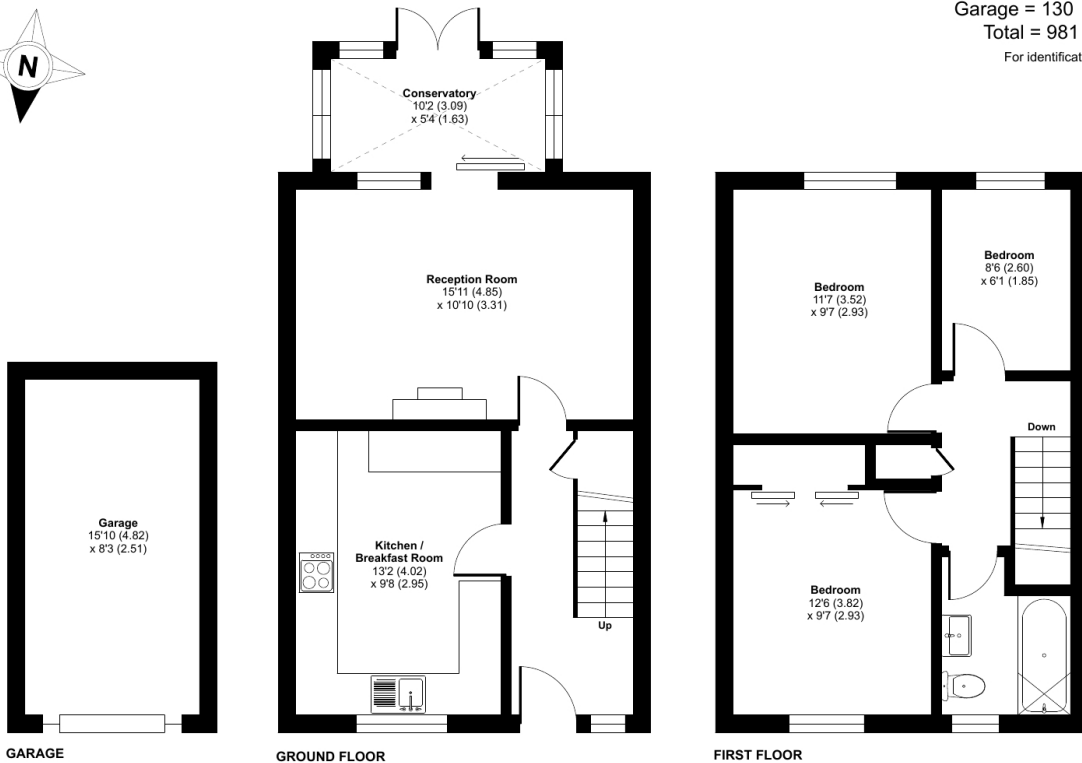
## St. Andrews Road, BA12

Approximate Area = 851 sq ft / 79 sq m

Garage = 130 sq ft / 12 sq m

Total = 981 sq ft / 91 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: 1193406

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AND  
TANNER

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