

# Masefield Road

Warminster, BA12 8HY

COOPER  
AND  
TANNER



## £230,000 Freehold

A deceptively spacious extended two bedroom bungalow that is immaculately presented and with the advantage of new carports and a recent kitchen installation. The property has gas central heating along with upvc double glazing. Outside are generous established gardens along with gated private parking area.

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**£230,000 Freehold**

#### THE HOME

A deceptively spacious extended two bedroom bungalow having brick elevations under a tiled roof. The home is immaculately presented and has the advantage of new carpets and a recent kitchen installation. The property offers gas central heating along with upvc double glazing.

#### ACCOMMODATION

A upvc door gives access to the entrance vestibule having a storage cupboard and door to the main hallway with storage, the lounge has a window to the front and a fire place surround, the recently upgraded kitchen has a wide range of wall and base units, worktops, integrated hob, oven and extractor fan, plumbing for washing machine and dishwasher. A glazed door gives access to the rear conservatory with vertical blinds and doors to the garden. Two bedrooms and bathroom.

#### OUTSIDE

A gate opens over a level lawned garden with hedging and planted borders. At the back you will find a generous garden that incorporates lawn, planted borders and a paved patio. There is also an additional area at the rear that the current owners used for parking and motorhome storage and has gated access.

#### LOCATION

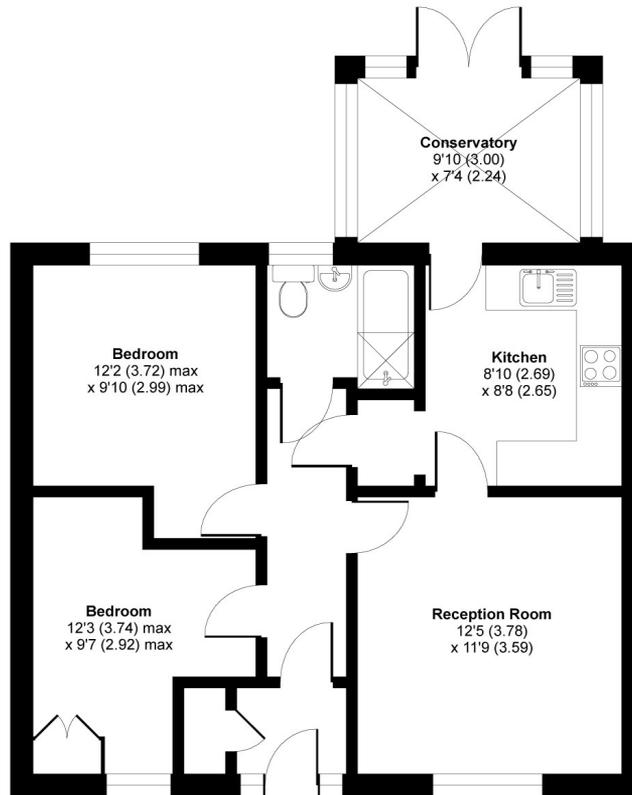
The historic market town of Warminster is set in beautiful surroundings and offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. 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.





## Masefield Road, Warminster, BA12

Approximate Area = 671 sq ft / 62.3 sq m  
For identification only - Not to scale



GROUND FLOOR

 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: 1424192

### WARMINSTER OFFICE

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