

# Broadway

Warminster, BA12 8EB

COOPER  
AND  
TANNER



## £325,000 Freehold

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### DESCRIPTION

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### OUTSIDE

The front of the property has a garden to the front and a long driveway which offers parking for 3 to 4 cars. This then leads to the garage. The back can be access through the side door from the conservatory. The rear garden is a real gem and is privately enclosed by fencing. There is established hedging and an area that leads to another area at the bottom. There is an area of lawn with borders, a gravelled area which leads to a beautiful summerhouse and at the side there is a greenhouse. There is an additional shed with power.

### 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.

### COUNCIL TAX

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## Broadway, Warminster, BA12

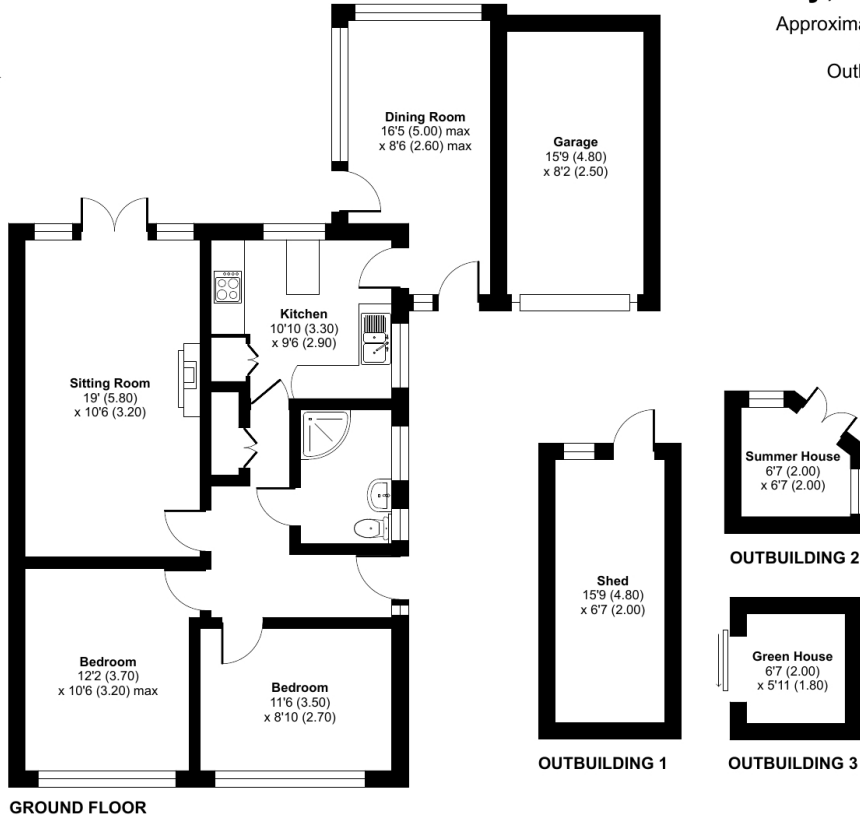
Approximate Area = 831sq ft / 77.2 sq m

Garage = 129 sq ft / 11.9 sq m

Outbuilding = 180 sq ft / 16.7 sq m

Total = 1140 sq ft / 105.8 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1198386

### WARMINSTER OFFICE

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