

# Alcock Crest

Warminster, BA12 8NF

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## £239,950 Freehold

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### DESCRIPTION

This three bedroom mid terrace house offers good sized family accommodation throughout. The property has a re fitted kitchen/dining room and a re fitted bathroom. A particular feature of the property is the rear garden which is a good size and privately enclosed. It benefits from a driveway parking at the front with parking for 2/3 cars. In brief the accommodation comprises good sized entrance porch, entrance hall with stairs rising to the first floor, kitchen/breakfast fully fitted with a range of cupboards with work surface over, space for a cooker, dishwasher and washing machine. Large cupboard and a back door leads to the rear garden. sitting room with a fireplace which could accommodate a wood burner. Leading upstairs there is a re fitted bathroom and three bedrooms.

### OUTSIDE

At the front of the property there is parking for 2/3 cars. There is a lawn to one side with an established tree and hedging. A path leads the front door. At the back the garden is fully enclosed by fencing. There is access at the end of the garden. There is a large decked area and a raised deck area for seating. Steps lead up to a path to the end of the garden. There is lawn to either side and a shed and a store at the bottom. There is a raised border to the side with various shrubs and additional borders with trellis and shrubs.

### COUNCIL TAX

Band 'B'

### 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.





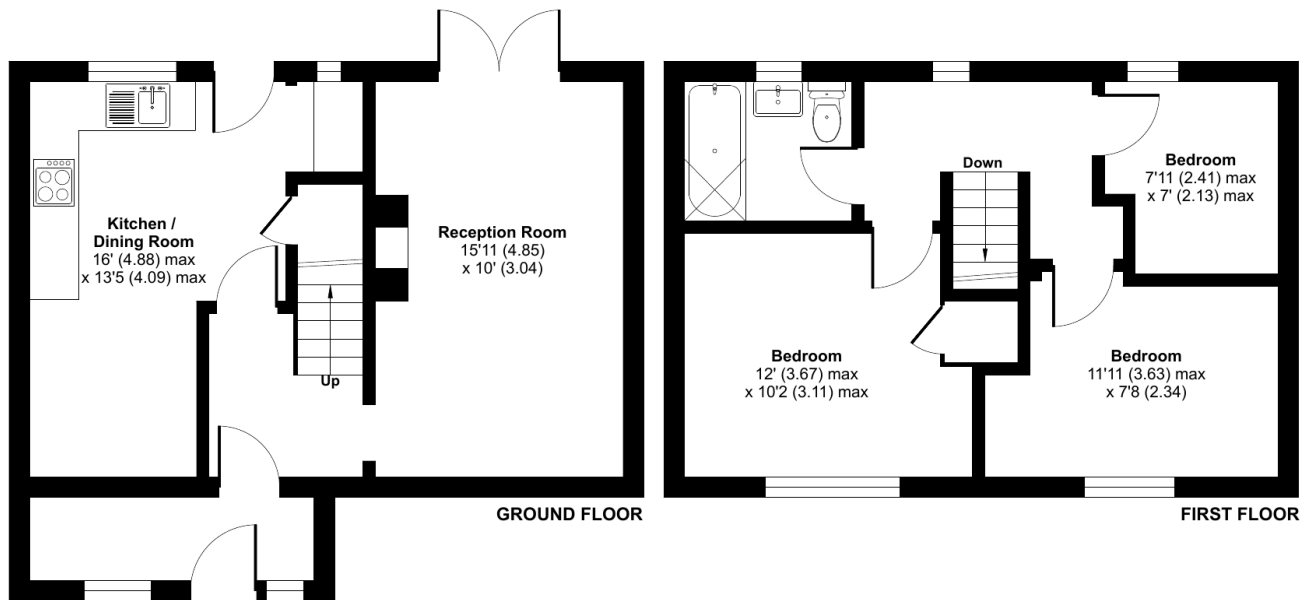




## Alcock Crest, Warminster, BA12

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntdhecom 2025. Produced for Cooper and Tanner. REF: 1282373

### WARMINSTER OFFICE

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