

# Wylve Road

Warminster, BA12 9PE

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TANNER



**£335,000 Freehold**

This three bedroom semi detached bungalow offers good sized accommodation and has a really good sized conservatory. It has a very private rear garden and a large blocked paved driveway with plenty of parking and a garage. The bungalow is located in a sought after area close to countryside and riverside walks.

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## £335,000 Freehold

### DESCRIPTION

This three bedroom semi detached bungalow offers good sized accommodation and has a really good sized conservatory. It has a very private rear garden and a large blocked paved driveway with plenty of parking and a garage. The bungalow is located in a sought after area close to countryside and riverside walks. In brief the accommodation comprises; entrance hall, Kitchen with a range of wall and base units and work surface over. Large sitting room with ample space for a dining room table, doors the lead into a good sized conservatory which then leads to the rear garden. There are two double bedrooms and a single bedroom. There is a bathroom with a shower.

### OUTSIDE

At the front of the property there is lawn to the side and a block paved driveway offering lots of parking and leads to an under covered area and entrance to the garage. There is access to the property at the side. At the rear there is a privately enclosed garden .

### 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.







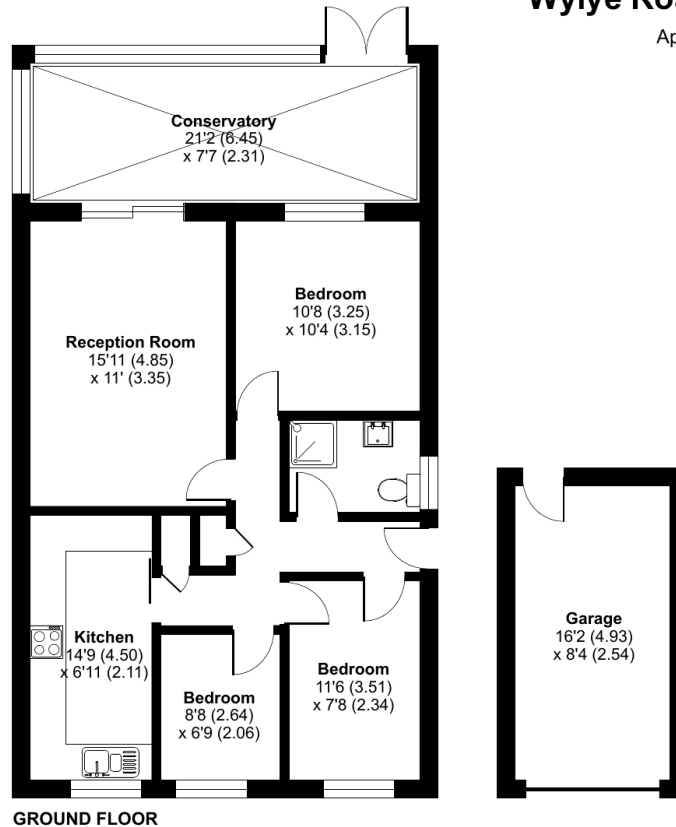
## Wylle Road, Warminster, BA12

Approximate Area = 877 sq ft / 81.5 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1020 sq ft / 94.7 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1193035

### WARMINSTER OFFICE

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