

Middleton Close

Warminster, BA12 8JT

COOPER
AND
TANNER



£245,000 Freehold

Cooper and Tanner are pleased to bring to market this three bedroom end of terrace house which is situated within a quiet cul de sac. The property offers a great opportunity for first time buyers or investors as well as benefitting from off street parking, enclosed rear garden and no onward chain.

Middleton Close

Warminster

BA12 8JT

 3  1  1 EPC TBC

£245,000 Freehold

DESCRIPTION

Cooper and Tanner are pleased to bring to market this three bedroom end of terrace house which is situated within a quiet cul de sac. The property offers a great opportunity for first time buyers or investors as well as benefitting from off street parking, enclosed rear garden and no onward chain. In brief the accommodation comprises entrance hallway with stairs rising to the first floor. A door leads into a spacious reception room which overlooks the front garden. From there you follow into the kitchen/diner which hosts a wide range of wall and base units as well as a gas hob and integrated oven. Leading from the kitchen, there is a brick based conservatory with double doors leading into the enclosed rear garden which benefits from side access. On the first floor there are three bedrooms, two double bedrooms and a single bedroom, as well as the bathroom and airing cupboard.

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

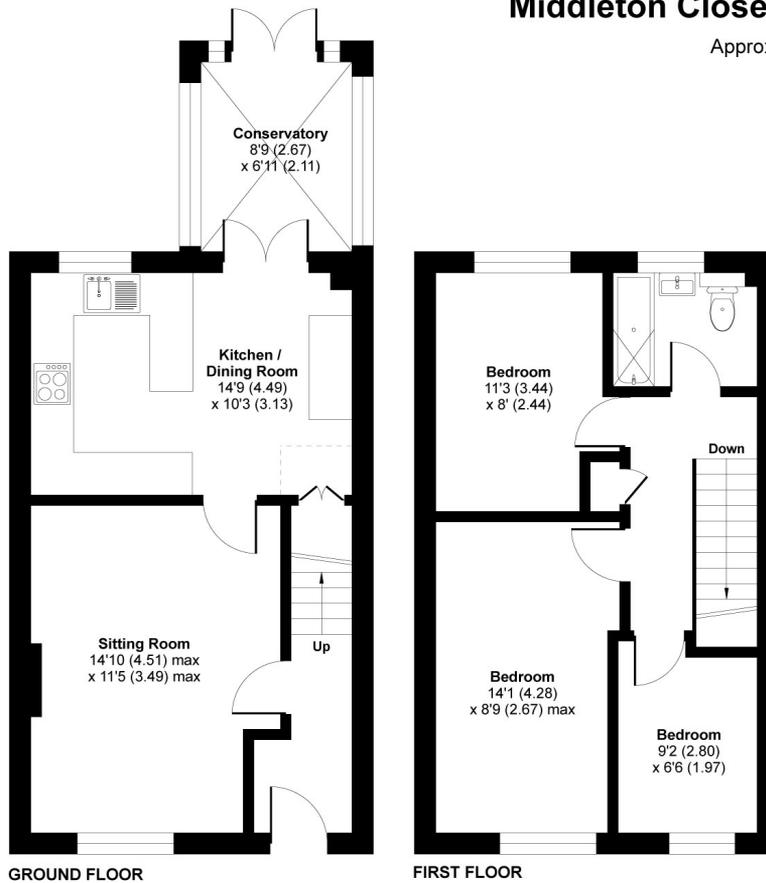




Middleton Close, Warminster, BA12

Approximate Area = 830 sq ft / 77.1 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). © nchecom 2026. Produced for Cooper and Tanner. REF: 1416278

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

