

Bourne Close

Warminster, BA12 9PT

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AND
TANNER



£335,000 Freehold

We are pleased to offer for sale this two bedroom detached bungalow set in a quiet cul-de-sac in the popular Lower Marsh Road. It is a really good sized bungalow and offers a pleasant sitting room which leads into a conservatory. The main benefit is the lovely rear garden which is privately enclosed and a really good size. The property comes to the market with NO ONWARD CHAIN.

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DESCRIPTION

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OUTSIDE

At the front of the property the property is approached over a tar macadam driveway which in turn leads to a single garage at the back. There is a garden to the side with an area of lawn with a tree and a border with shrubs and plants. There is an open under covered area with access to an enclosed entrance porch. At the back there is a private large garden enclosed by fencing and hedging at the bottom. The garden is a particular feature of the property benefitting from a patio area, raised borders with various plants and shrubs, an area of lawn and a path leads down to the end of the 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.





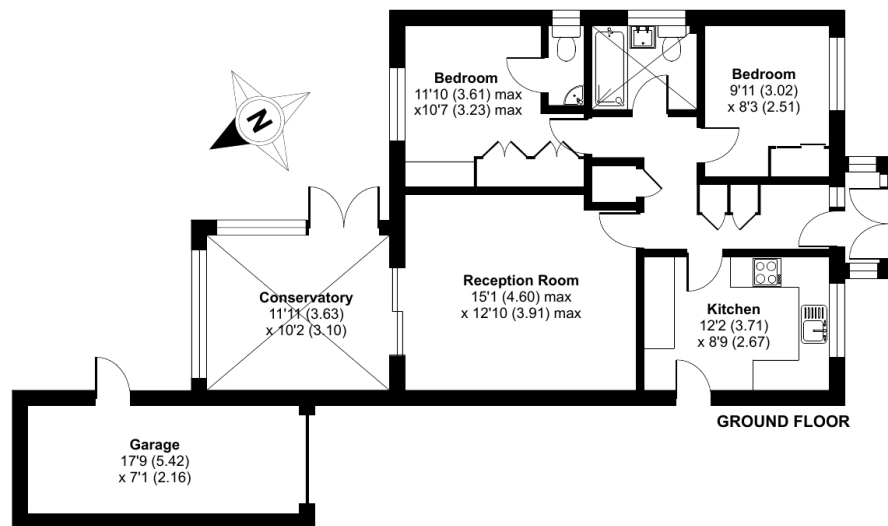
Bourne Close, Warminster, BA12

Approximate Area = 807 sq ft / 75 sq m

Garage = 118 sq ft / 11 sq m

Total = 925 sq ft / 86 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: 1331285

WARMINSTER OFFICE

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