

Victoria Road

Warminster, BA12 8HD

COOPER
AND
TANNER



£599,000 Freehold

An individually built detached four bedroom family home, which is well presented throughout with ample driveway parking, integral garage, detached home office and enclosed gardens to the front and rear. Viewing comes highly recommended.

Victoria Road Warminster BA12 8HD

 4  2  3 EPC TBC

£599,000 Freehold

DESCRIPTION

An individually built detached family home located towards the outskirts of Warminster, offering spacious, light and airy accommodation arranged over two floors. The property has been constructed with part render and timber cladding finish and benefits from an attached single garage, ample driveway parking, a detached home office and enclosed gardens to the front and rear. In brief the accommodation comprises entrance hall with vaulted ceiling, a superb open plan kitchen/dining/living space with sliding patio doors leading out on to the paved terrace, sun lantern over the dining area, a range of fitted wall and base units, large central island with seating area, a combination of wooden and marble worktops and integrated oven and hob. A door from here leads to the utility room and subsequently the garage. In addition to the downstairs there are two double bedrooms and a shower room with walk in shower. To the first floor is a landing which overlooks the entrance hall, main bedroom with fitted wardrobes and en-suite bathroom and two further bedrooms, one with an en-suite shower room.

OUTSIDE

To the front of the property there is ample driveway parking for several vehicles which in turn leads to the attached single garage. There is a small area of lawn and side access to either side of the property leading to the enclosed south facing rear garden. The gardens to the rear are predominantly laid to lawn with a paved seating area and pathway, wooden shed and a superb detached timber home office with electricity and broadband.

LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

COUNCIL TAX BAND

C





Victoria Road, Warminster, BA12

Approximate Area = 2004 sq ft / 186 sq m (includes garage)

Limited Use Area(s) = 64 sq ft / 6 sq m

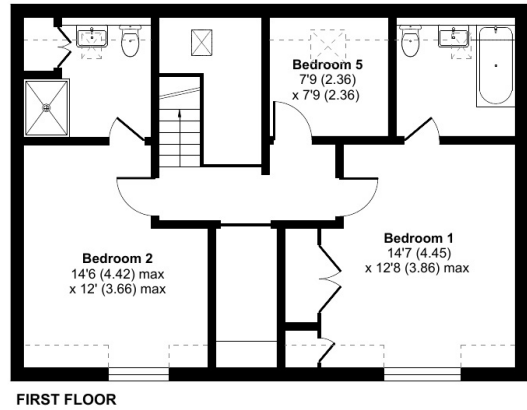
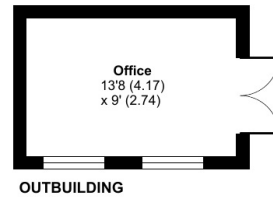
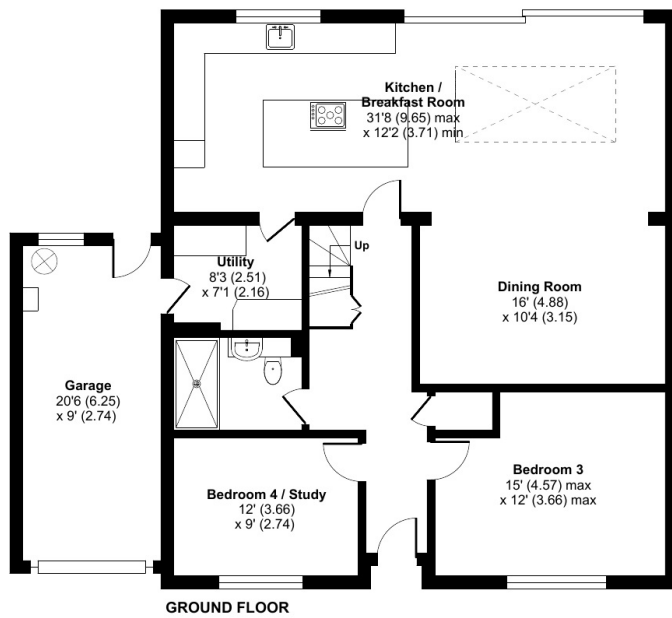
Outbuilding = 123 sq ft / 11 sq m

Total = 2191 sq ft / 203 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Cooper and Tanner. REF: 871217

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 m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket