

Daniell Crest

Warminster, BA12 8NZ

COOPER
AND
TANNER



£305,000 Freehold

This three bedroom semi detached house offers good sized accommodation throughout and offers potential to update further. It is set in a quiet cul de sac position within easy walking distance of the town centre and its amenities. The property benefits from a garage, a brick built room which can be used as an office room and an open storage room. Driveway parking provides parking for two to three cars. Offered with NO ONWARD CHAIN.

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DESCRIPTION

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OUTSIDE

The property is approached over a driveway which leads to the garage and provides parking for two to three cars. The front garden is mainly laid to lawn with an area of slate with established shrubs and a border at the front with plants in. There is a side door providing access to the rear garden. At the rear, the garden it is private and is an easily maintainable garden, mainly laid to lawn with a border and shrubs and is enclosed by panelled fencing. The garage has a personal door to the garden and has power and light. In addition there is a brick built room with a personal door and has power and light (this could be used as an office). Next to this is an open storage area.

COUNCIL TAX

BAND 'C'

LOCATION

Warminster

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.





Daniell Crest, Warminster, BA12

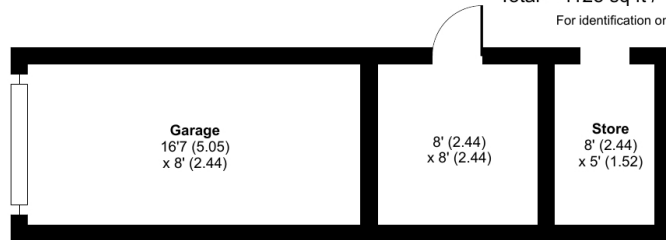
Approximate Area = 888 sq ft / 82.4 sq m

Outbuildings = 104 sq ft / 9.6 sq m

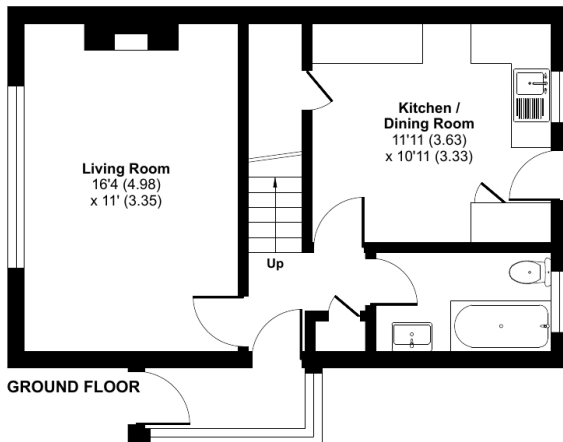
Garage = 133 sq ft / 12.3 sq m

Total = 1125 sq ft / 104.3 sq m

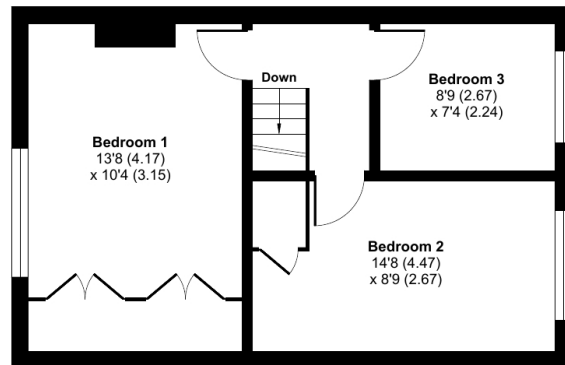
For identification only - Not to scale



GARAGE / OUTBUILDING 1 / 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1046943

WARMINSTER OFFICE

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AND
TANNER**

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