

# Swaledale Road

Warminster, BA12 8FJ

COOPER  
AND  
TANNER



## £315,000 Freehold

This double fronted beautifully presented four bedroom home offers exceptional accommodation throughout and is ideal for family living. It offers a kitchen/breakfast room and a separate dining room which can be used as a family room or a study. Upstairs there are four double bedrooms and two bathrooms. There is a private back garden and a garage and driveway parking. Close by there are countryside walks.

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 4  2  2 EPC B

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### DESCRIPTION

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### OUTSIDE

The front is really attractive enclosed by wrought iron fencing with a pathway leading to the front door. There is decking to one side which offers a perfect seating area, tall shrubs to either side make it private.

At the back of the property it is fully enclosed with fencing. A large decked area offers a great dining area, there is astro turf, an attractive pergola, there is a large planters with various shrubs. A gated sided access leads to the garage which is under a coach house and has a driveway in front.

### 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.

### COUNCIL TAX

BAND 'E'

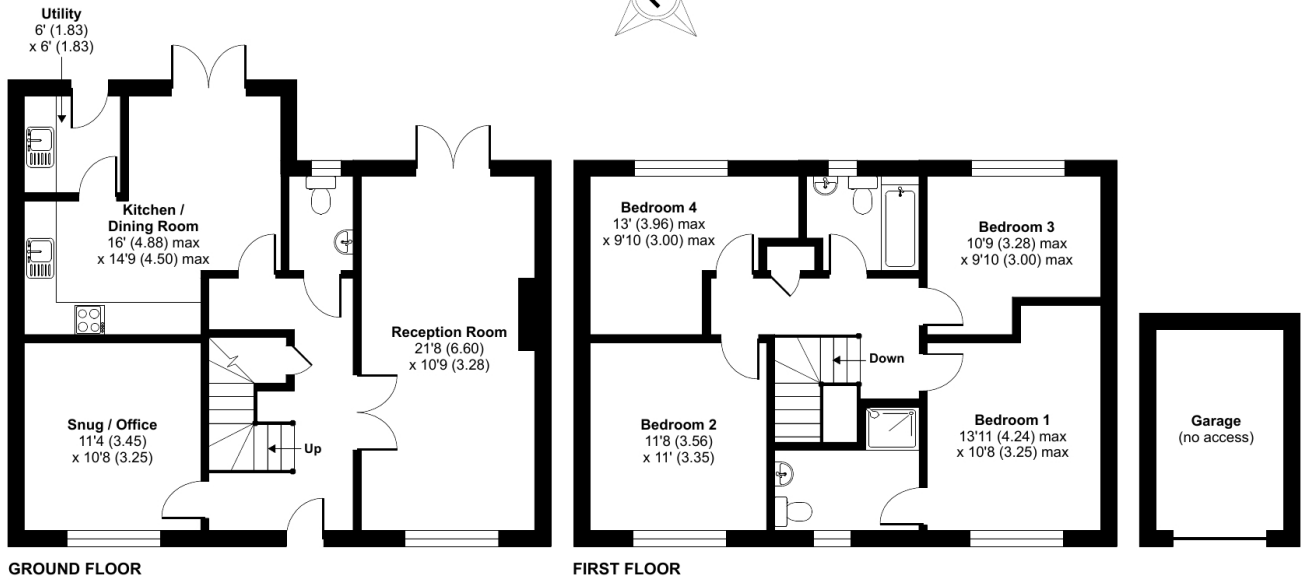




## Swaledale Road, Warminster, BA12

Approximate Area = 1480 sq ft / 137.5 sq m (excludes garage)

For identification only - Not to scale



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: 1042644

### WARMINSTER OFFICE

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