

Thames Close

Warminster, BA12 9QB

COOPER
AND
TANNER



£375,000 Freehold

An outstanding and extended detached 3 / 4 bedroom family home that has had numerous improvements. This delightful home enjoys an elevated position in a cul de sac that is located on the outskirts of the town with views. The property has double glazing along with gas central heating, parking and a generous garden and patio area. Viewing highly advised.

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 3  3  2 EPC TBC

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DESCRIPTION

Cooper and Tanner are pleased to bring to the open market this generously proportioned detached and extended family home. The property offers immaculately presented accommodation over two floors and has the advantage of gas central heating and double glazed doors and windows. There is the potential to convert the current studio room to create a bedroom 4. The main accommodation in brief comprises an entrance hall, WC cloakroom, lounge, studio, fitted kitchen, dining area, family bathroom.

Outside the home has a driveway providing off street parking and access to the single garage. At the side of the home is an area with hardstanding for a shed or additional patio. The main rear garden offers a lovely patio area along with a raised sun terrace area. The garden is screened by hedging and fencing. Viewing strongly advised..

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, 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.

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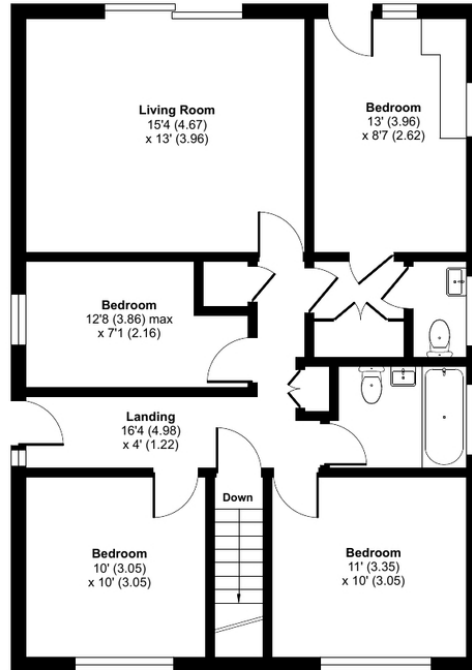
Thames Close, BA12

Approximate Area = 1194 sq ft / 110.9 sq m

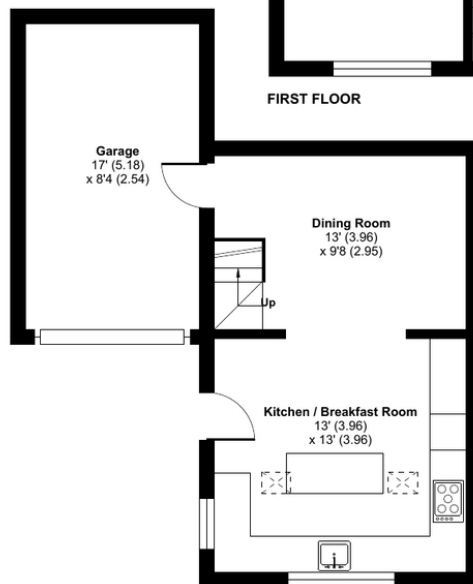
Garage = 141 sq ft / 13.1 sq m

Total = 1335 sq ft / 124 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1094648

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

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