

# Wylfe Road

Warminster, BA12 9PE

COOPER  
AND  
TANNER



## £255,000 Freehold

This two bedroom semi detached bungalow is well presented and offers a good sized sitting room which opens out into a conservatory that looks onto the garden. A particular feature is the beautifully tendered garden to the rear which is privately enclosed. It is located in a sought after location close to open countryside and riverside walks.



# Wylve Road Warminster BA12 9PE

 2  1  1 EPC C

## £255,000 Freehold

### DESCRIPTION

This two bedroom semi detached bungalow is well presented and offers a good sized sitting room which opens out into a conservatory that looks out onto the back garden. A particular feature is the beautifully tendered garden to the rear which is privately enclosed. It is in a sought after location close to countryside and riverside walks. In brief the accommodation comprises an entrance hall, the kitchen is modern with plenty of units , built oven with a hob over , space for a washing machine and for a fridge/freezer. The sitting room is light and airy and has a feature fireplace with doors into the conservatory. There is a modern bathroom , two double bedrooms and a conservatory.

### OUTSIDE

At the front of the property there is a lawn to one side and a driveway providing parking which in turns to a side door with access to the property/ There is a border at the side of the driveway near the garage which is full of established shrubs. There is gated access to the side into a beautiful well maintained garden. It is totally private with a patio area then a lawn with borders to either side which is well stocked with shrubs and plants. At the end there is a terraced area with steps in the middle, behind the garage there is another raised border and various shrubs and a tree.

### COUNCIL TAX

Band ' D '

### LOCATION

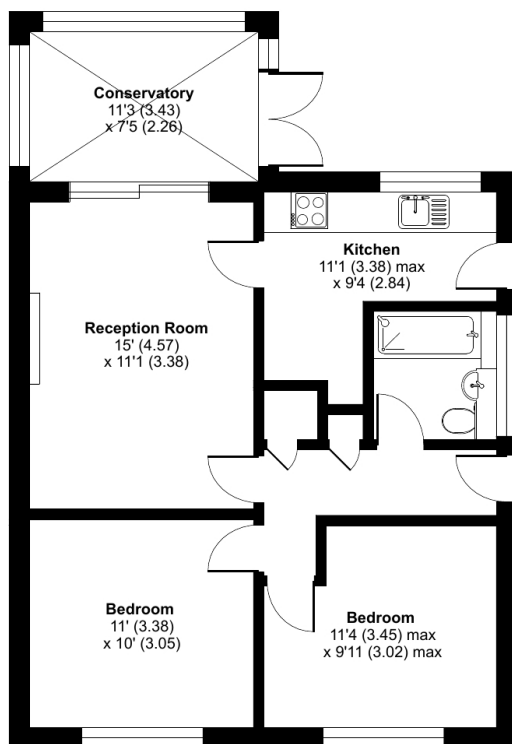
The historic market town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, Snap gym, swimming pool, pre/ primary / secondary / private schools, churches, doctors' and dentists' surgeries, hospital, and post office. Warminster also benefits from a 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.











GROUND FLOOR

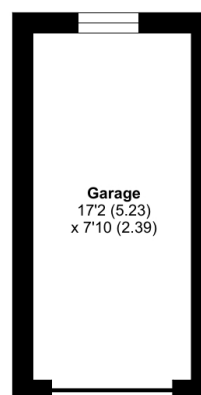
## Wylle Road, Warminster, BA12

Approximate Area = 701 sq ft / 65.1 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 835 sq ft / 77.5 sq m

For identification only - Not to scale



**Garage**  
17'2" (5.23)  
x 7'10" (2.39)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1289565

### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto: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 same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

