

# Maddocks Hill

Warminster, BA12 8DJ

COOPER  
AND  
TANNER



£265,000

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### DESCRIPTION

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### OUTSIDE

At the front of the property there are established gardens to the side with a driveway leading to the front , there is a garage which is 35ft long . At the rear of the property there is a private enclosed garden, it is laid to lawn to one side, there is a gravelled area and a patio, it has various borders with established shrubs and plants. There is side access to the garage.

### COUNCIL TAX

BAND ' B '

### 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.





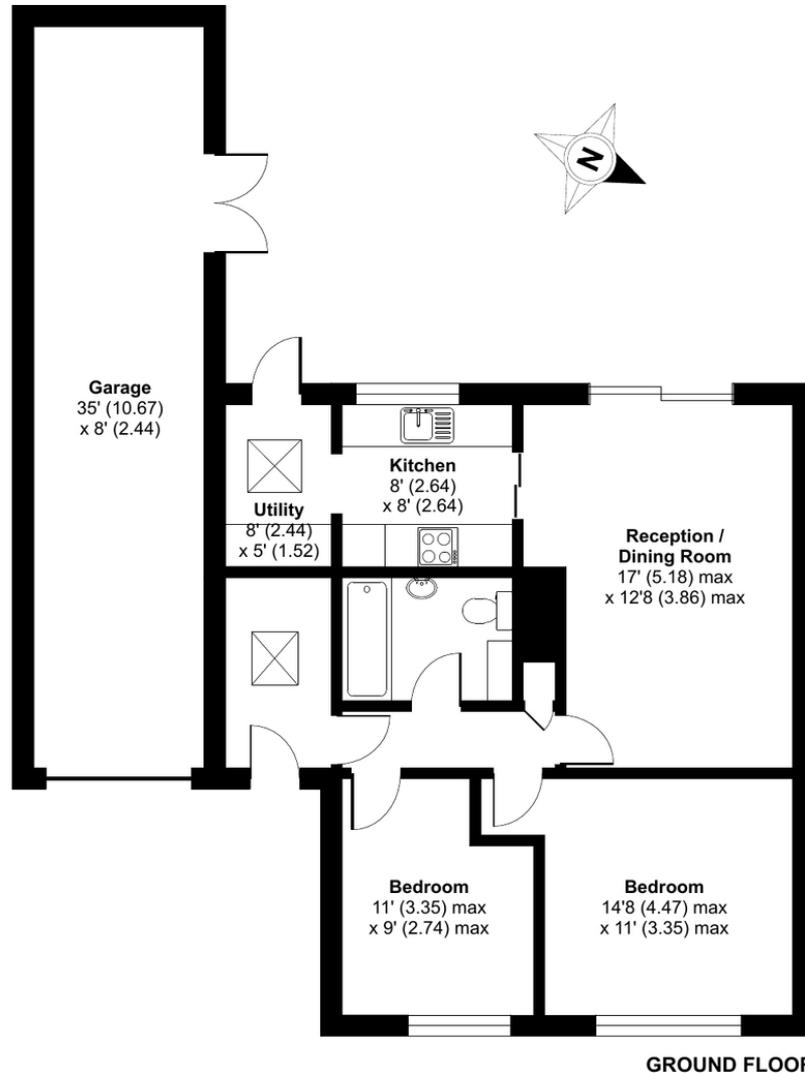
## Maddocks Hill, Warminster, BA12

Approximate Area = 704 sq ft / 65.4 sq m

Garage = 280 sq ft / 26 sq m

Total = 984 sq ft / 91.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper and Tanner. REF: 1112561

### WARMINSTER OFFICE

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