

# Pound Row

Warminster, BA12 8NQ

COOPER  
AND  
TANNER



**£350,000 Freehold**

A converted hall turned into a three bedroom detached bungalow with mezzanine with an extra room. This property offers off road parking and garage in a central location.

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**DESCRIPTION**

Entering the property, the kitchen is on your left with a range of wall and base units. Opposite is the family bathroom which benefits from a bath and separate shower cubicle. Heading to the back of the property is bedrooms two, three and four with stairs leading to the first floor. The main attraction of this property is the full height 24" x 18.9" living room/diner with mezzanine balcony. On the first floor is another bedroom and a landing which the vendor is currently using this space as a study.

**OUTSIDE**

To the front of the property is a walled, low maintenance garden with steps leading to the front door. The driveway is to the left of the bungalow which is shared and leads to the parking at the back with single garage. The rear garden is laid to lawn and enclosed with mature hedges.

**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.

**COUNCIL TAX BAND D - WILTSHIRE COUNCIL**





## Pound Row, Warminster

Approximate Area = 1701 sq ft / 158 sq m (includes garage)

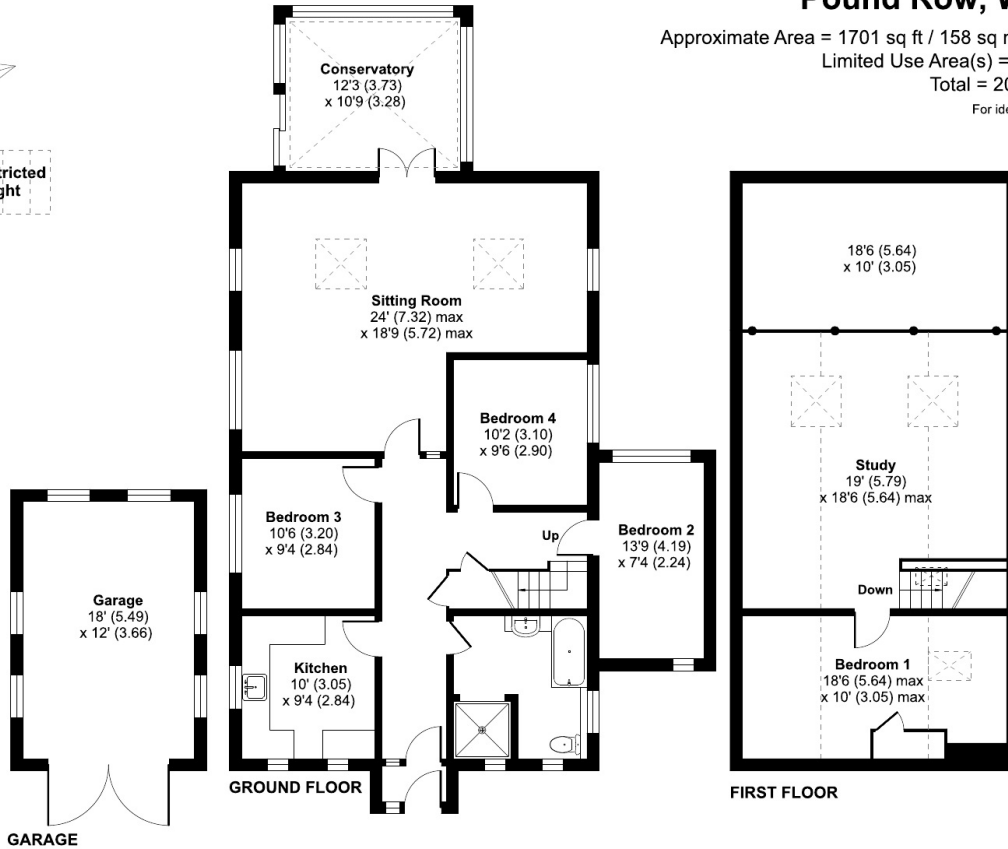
Limited Use Area(s) = 307 sq ft / 28 sq m

Total = 2008 sq ft / 186 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Cooper and Tanner. REF: 845744

### WARMINSTER OFFICE

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