

Manor Gardens

Warminster, BA12 8PW

COOPER
AND
TANNER



£355,000 Freehold

An outstanding three / four bedroom semi detached home that is located in a very popular location. This beautiful home has had many improvements carried out by the present owners, and has also had a garage conversion and extension providing another bedroom / reception, shower room and utility room. At the rear is a generous garden with decking, lawn and patio along with some shrubs and young trees.

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DESCRIPTION

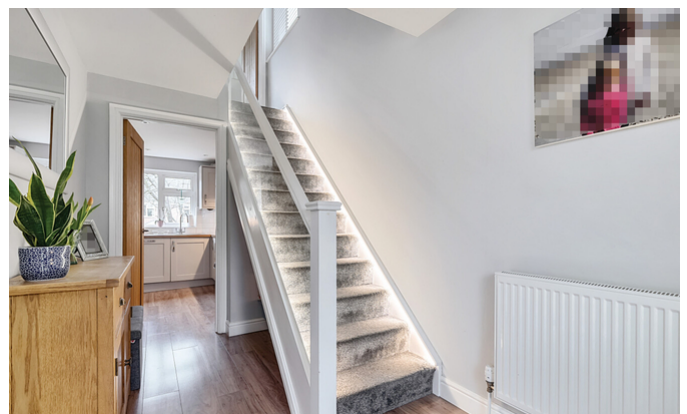
A fantastic chance to purchase this outstanding three / four bedroom semi detached modern home that is located in a very popular location. This beautiful home has had many improvements carried out by the present owners and must be viewed to fully appreciate. The property also has the benefit of a garage conversion and an extension at the rear providing a bedroom four / reception room, shower room and utility room with access to the rear. The accommodation in brief comprises an entrance porch with door leading to the main entrance hall with stairs and glass balustrade. A lounge has a window to the front and an opening leading to the dining room with patio doors to the rear decking and garden. The high end kitchen offers a wide range of wall and base units with some integrated appliances. A door gives access to the utility room, shower room and reception / bedroom four. On the first floor, a landing gives access to the three double bedrooms and the luxury family bathroom.

LOCATION

The historic market town of Warminster is set in beautiful surroundings and 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.

OUTSIDE

A drive provides off street parking and has a garage at the rear is a generous garden with decking, lawn and patio along with some shrubs and young trees.



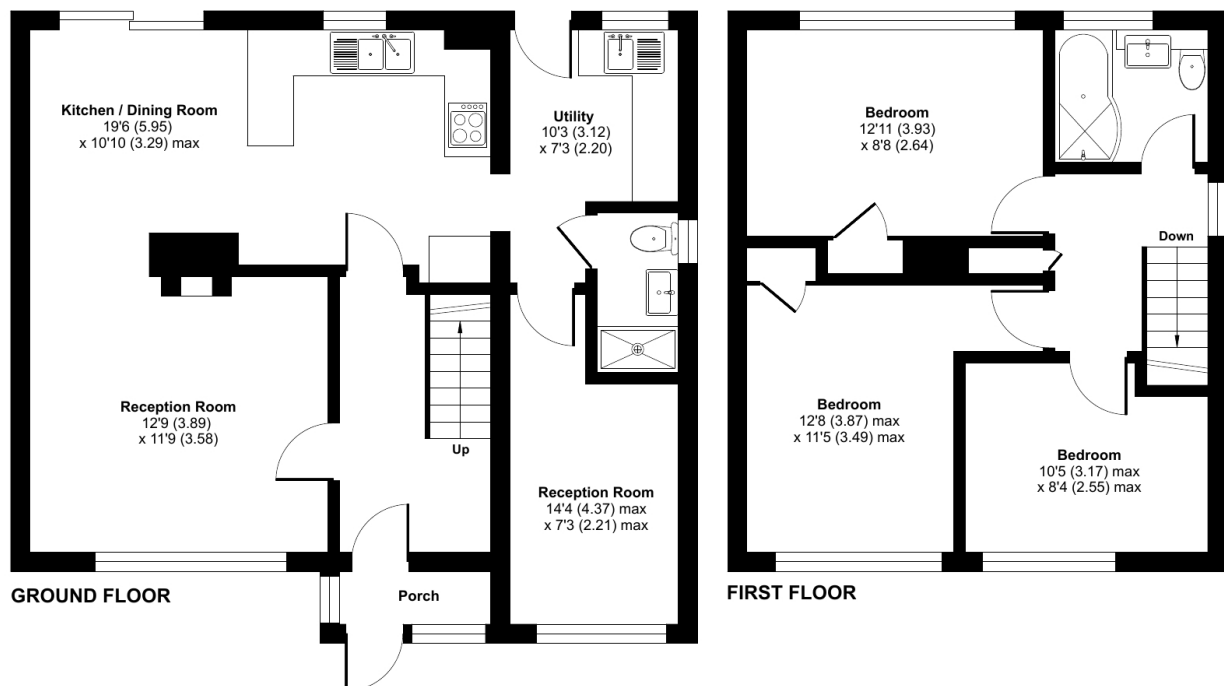




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Approximate Area = 1109 sq ft / 103 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1244646

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