

# Falcon Road

Warminster, BA12 8FX

COOPER  
AND  
TANNER



## £375,000 Freehold

We are pleased to offer this attractive three bedroom semi detached house which is one of the Redrows Letchworth's . It is beautifully presented and set on the popular Red Row development. The house offers a fantastic kitchen/breakfast room . The whole house is a good size throughout and it boasts a good sized garden at the rear. In addition there is a driveway offering parking. The property comes to the market with no onward chain.

# Falcon Road

## Warminster

### BA12 8FX

 3  1  2 EPC B

## £375,000 Freehold

### DESCRIPTION

We are pleased to offer this attractive three bedroom semi detached house which is one of the Redrow's Letchworth's. It is beautifully presented and set on the popular Red Row development . The house offers a fantastic kitchen/breakfast room . The whole house is a good size throughout and it boasts a good sized garden at the rear. In addition there is a driveway providing parking. The property comes to the market with no onward chain. In brief the accommodation comprises an entrance hall, downstairs cloakroom, a stunning kitchen/breakfast room perfect for family living, it offers a range of wall and base units with an integrated fridge/freezer, built in double oven , electric hob with a chimney extractor over, built in dishwasher. Double French doors open out into the rear garden with paneled glass to either side. the sitting room is at the front of the property. Leading upstairs there are three good sized bedrooms with the master bedroom offering built in wardrobes and a en-suite shower room and a family bathroom.

### OUTSIDE

The property is approached with steps leading up to the front . There is a small area of garden the the front and a driveway to the side providing parking. There is access to the rear garden . It is a good size and has a patio area enclosed with railings and a wall, steps lead down to a lawn to one side and to the other there is a graveled area with room for a garden shed and further seating. It is privately enclosed by fencing.

### COUNCIL TAX BAND

Band ' C '

### 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 Bamstaple 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









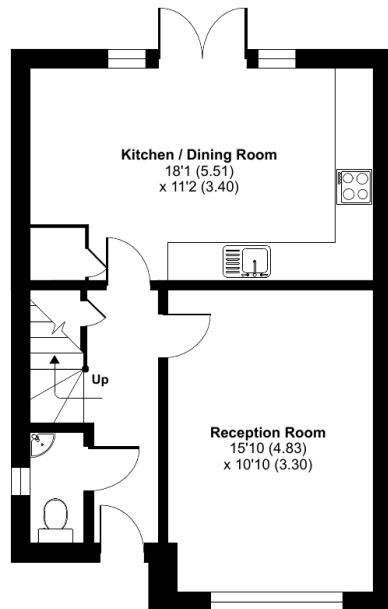
## Falcon Road, Warminster, BA12

Approximate Area = 942 sq ft / 87.5 sq m

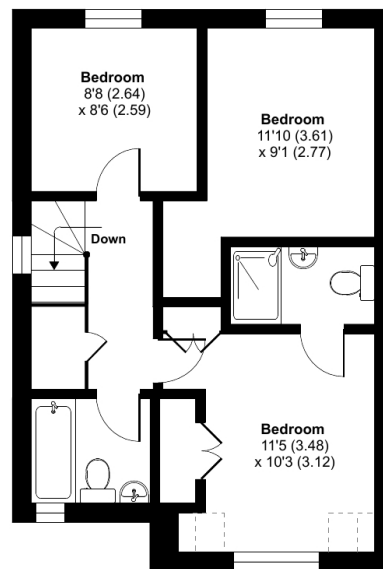
Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 952 sq ft / 88.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height



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: 1302383

### 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 map as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

