

# Broadwood Close

Warminster, BA12 8PL

COOPER  
AND  
TANNER



## £220,000 Freehold

Cooper and Tanner are pleased to present this two bedroom terraced property with No Onward Chain. The property, which is situated in a quiet cul-de-sac, is a perfect opportunity for first time buyers or investors and benefits from off street parking. In brief, the accommodation comprises an entrance porch, large reception room and kitchen/diner fitted with range of base units and a door leading into the garden. Leading upstairs there are two bedrooms and bathroom. The rear garden has a patio area with steps leading to terraced gravel area and garden shed.

# Broadwood Close

## Warminster

### BA12 8PL

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### INSIDE

The accommodation comprises an entrance porch which leads into the large reception room and a separate doorway into the kitchen diner with fitted base units and a door leading into the garden. Upstairs, you will find two bedrooms as well as the bathroom.

### OUTSIDE

To the front of the property, there is off street parking for two to three vehicles and at the rear you will find the garden which is split with a gravel, patio area and garden shed.

### 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.



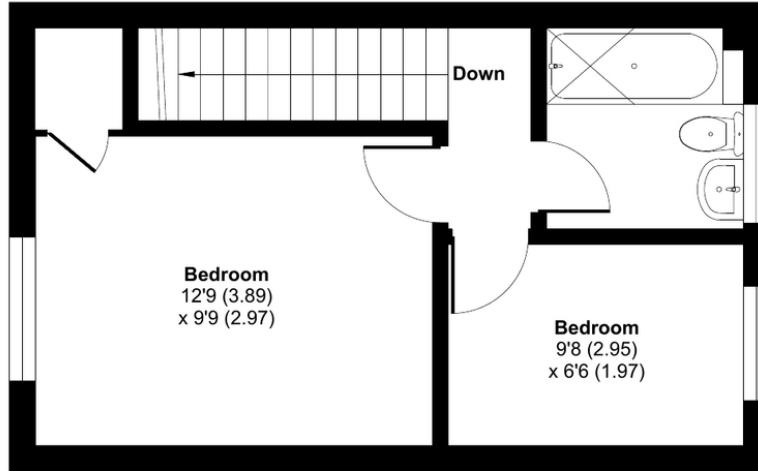




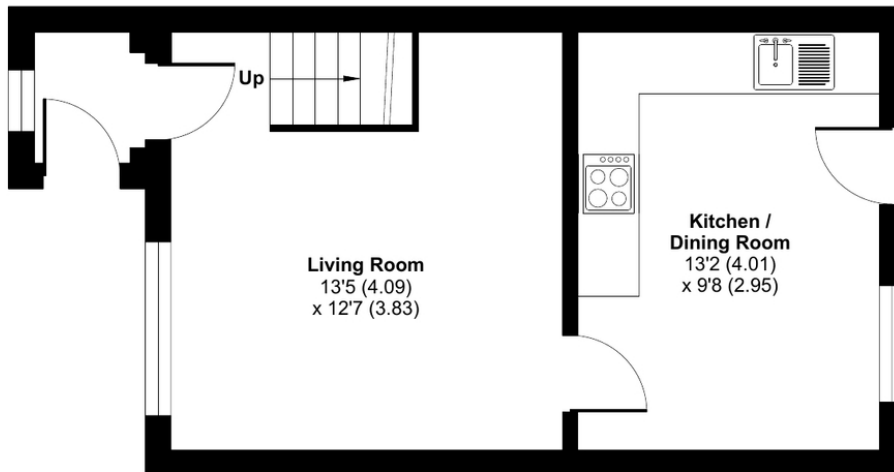
# Broadwood Close, Warminster, BA12

Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1239361

## WARMINSTER OFFICE

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