

King Lane

Warminster, BA12 8DH

COOPER
AND
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£299,950 Freehold

An pleasing detached two bedroom bungalow with mature grounds along with ample parking and a detached garage. This lovely home occupies a tucked away, non estate position. Double glazing and gas fired central heating. Viewing highly advised.

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DESCRIPTION

A pleasing detached two bedroom bungalow that enjoys a non estate position at the end of a lane. The home has gas central heating and double glazing along with upgraded kitchen, bathroom and flooring. The accommodation comprises a hallway, lounge with multi fuel wood burner, kitchen, two bedrooms, shower room, conservatory, car port with under lighting, detached garage with power and lighting. Further potential to extend subject to pp.

OUTSIDE

At the front a driveway provides ample parking, a detached 'Dunster House' wooden garage with double doors, internal and external power and internal light. There is a double car port with lighting and a utility building with power and light also. The pleasing grounds incorporate lawn and patio areas along with plants, hedging and fencing. A pathway leads to a further area of garden with a shed. In the main part of the garden is a pergola and electric point. There is also a greenhouse with power..

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.

TAX BAND

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King Lane, Warminster, BA12

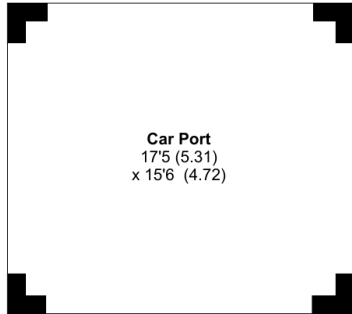
Approximate Area = 713 sq ft / 66.2 sq m (excludes car port)

Garage = 159 sq ft / 14.8 sq m

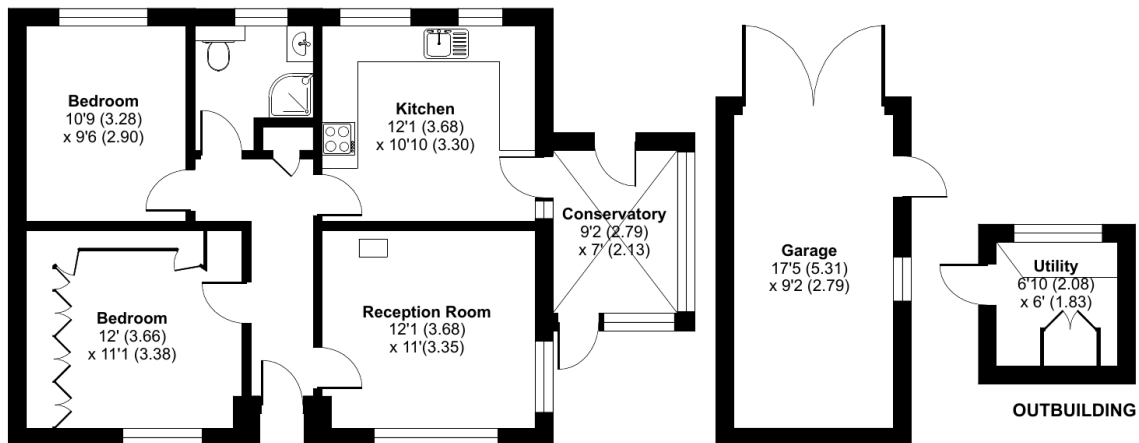
Outbuilding = 47 sq ft / 4.4 sq m

Total = 919 sq ft / 85.4 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1265964

WARMINSTER OFFICE

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