

# Marsh Street

Warminster, BA12 9PQ

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AND  
TANNER



## £360,000 Freehold

A three bedroom detached bungalow located in a sought after position with detached garage, driveway parking and level mature gardens to the front and rear. The property is set in a really good sized plot. The property has recently totally refurbished and is offered for sale with NO ONWARD CHAIN.

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#### DESCRIPTION

A three bedroom detached bungalow located in a sought after position with detached garage, driveway parking and level mature gardens to the front and rear. The property is set in a really good sized plot. The property has been totally refurbished and is offered for sale with NO ONWARD CHAIN. In brief the accommodation comprises entrance hall, large lounge/diner with sliding patio doors leading to the garden, a kitchen which has been newly fitted with a range of fitted wall and base units with space for appliances and a door to the rear, three good size bedrooms, the main bedroom having fitted wardrobes, a shower room and separate cloakroom. Internal viewing comes highly recommended.

#### OUTSIDE

The property is approached through wrought iron double entrance gates which open onto a driveway leading to the garage. There are steps at the side which lead to a gate with access to the property. There is also a gate at the other side of the property. There is a large rear private garden which is fully enclosed it is mainly laid to lawn with established borders full of plants and shrubs. There are mature trees and a large patio area. There is a large garage and an individual brick built shed.

#### 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

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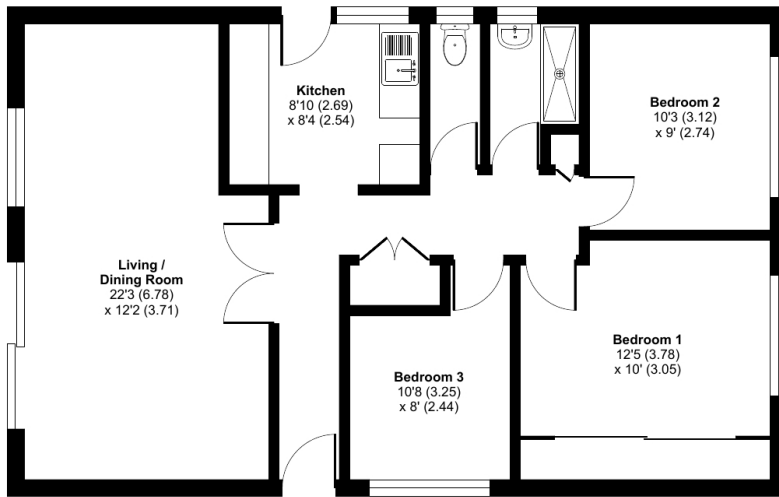




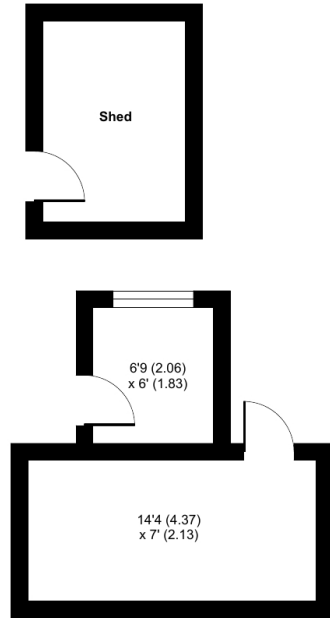
## Marsh Street, Warminster, BA12

Approximate Area = 841 sq ft / 78.1 sq m  
Outbuilding = 146 sq ft / 13.5 sq m (excludes shed)  
Total = 987 sq ft / 91.6 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 987117

### WARMINSTER OFFICE

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