

# Woodcock Gardens

Warminster, BA12 9JG

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## £290,000 Freehold

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### DESCRIPTION

A modern two bedroom detached bungalow with the benefit of no onward chain and located close to local amenities and transport links. The property boasts an enclosed rear garden and a large drive leading to the garage. There is also a large conservatory with double doors leading to the garden. NO CHAIN. Accommodation comprises entrance hallway, kitchen with a range of wall and base units, sitting room, conservatory, two bedrooms & bathroom. Outside there is a large driveway, single garage and well maintained front and back gardens.

### OUTSIDE

To the front of the property, there is a large front garden, off street parking & a single garage. The rear garden is enclosed and has been well maintained by the previous owners. There is a small patioed area with double doors leading into the conservatory. You will also find a 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.





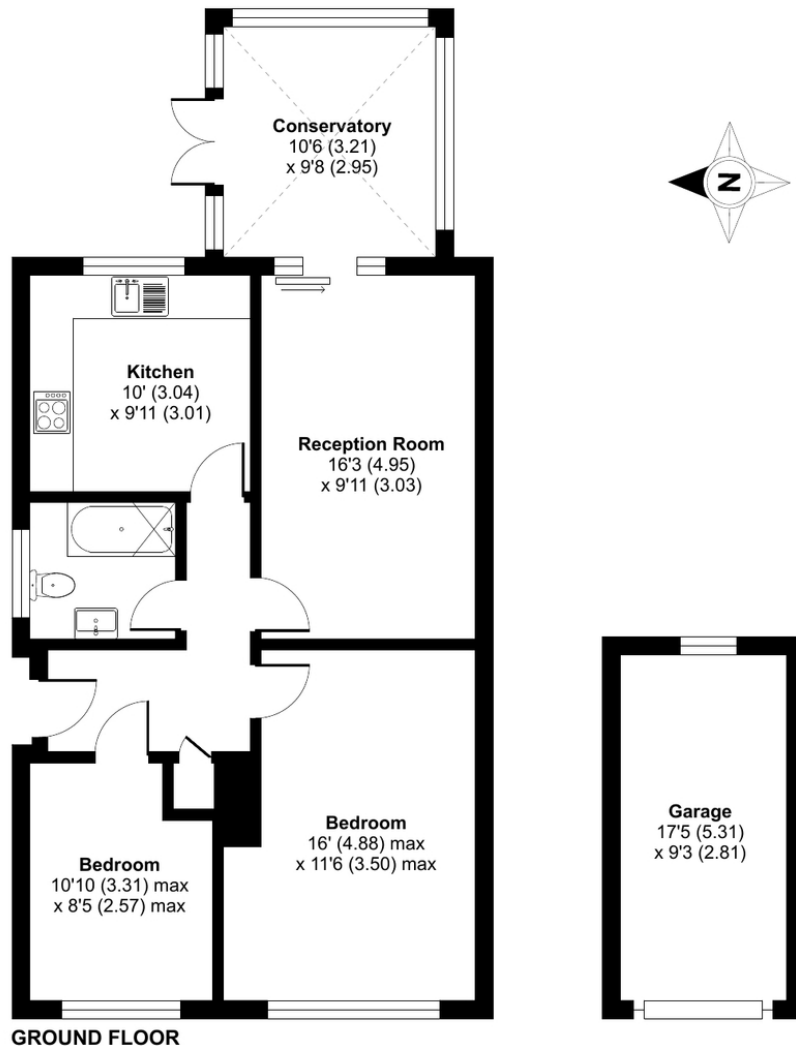
## Woodcock Gardens, Warminster, BA12

Approximate Area = 778 sq ft / 72.2 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 898 sq ft / 83.3 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). © nrichcom 2025. Produced for Cooper and Tanner. REF: 1258500

### WARMINSTER OFFICE

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