

# Alcock Crest

Warminster, BA12 8NB

COOPER  
AND  
TANNER



## £250,000 Freehold

This four bedroom semi detached property situated on a corner plot comes to market in need of full renovation. The property provides a great opportunity to make a family home as well as offering off street parking, spacious accommodation throughout and no onward chain. Viewings are highly advised.

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## Warminster

### BA12 8NB

 4  2  1 EPC D

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### DESCRIPTION

You enter the property and are greeted by doors leading into the main reception room and kitchen. From the kitchen, there is a passage way into the conservatory, downstairs WC and the store room as well as a further door into the dining room. Following up the stairs you will find four bedrooms and the bathroom.

### OUTSIDE

At the front of the property there is a large garden with a path leading to the front door as well as a driveway for two/ three vehicles and a detached single garage. To the rear and the side of the property, there is a garden which is mainly laid to lawn.

### COUNCIL TAX

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 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.

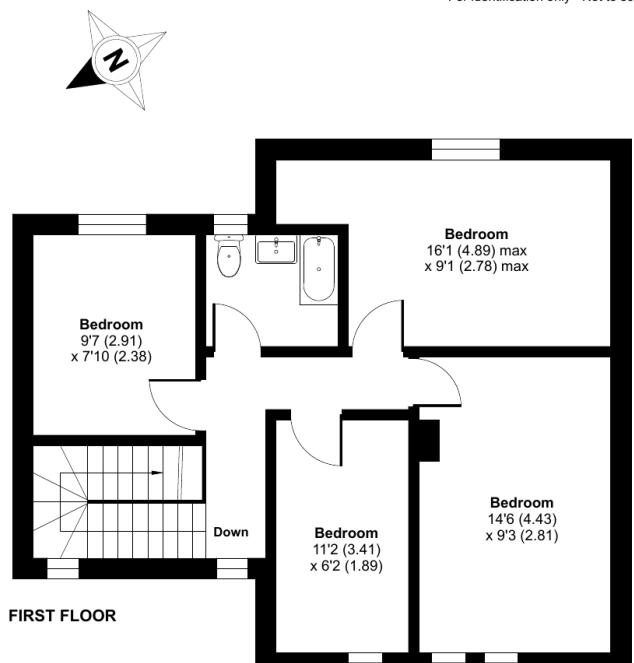
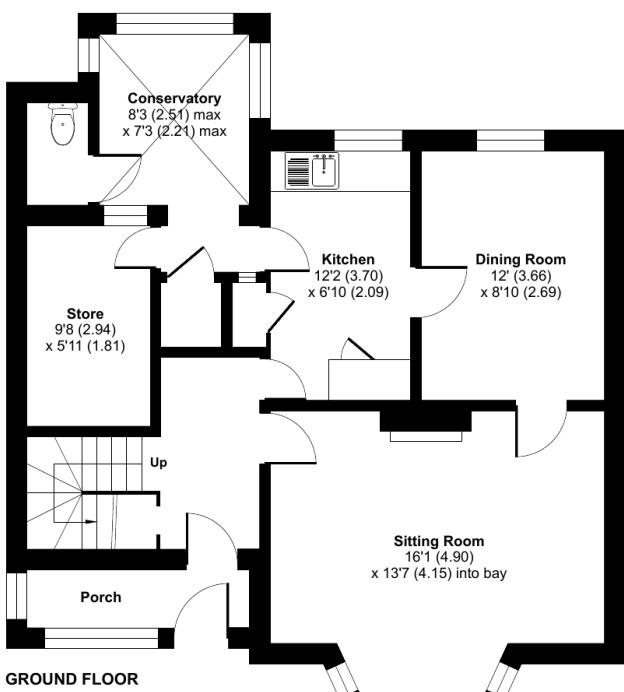




## Alcock Crest, Warminster, BA12

Approximate Area = 1277 sq ft / 118.6 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). ©nchecom 2025. Produced for Cooper and Tanner. REF: 1384377

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