

Wren Close

Warminster, BA12 8EH

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AND
TANNER



£350,000 Freehold

This beautiful three bedroom semi detached cottage has been fully refurbished to a high standard by its current owners. It still has a quirky cottage feel with latch doors but also has tasteful modern touch. The property offers good accommodation throughout with an open plan dining room and two bathrooms. It offers a beautiful enclosed private garden and a detached garage with a car port and driveway parking. It is quietly tucked away in a quiet cul-de-sac and is close to open countryside.

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DESCRIPTION

This beautiful three bedroom semi detached cottage has been fully refurbished to a high standard by its current owners. It has a quirky cottage feel with latch doors but has a tasteful modern touch. The property offers good accommodation throughout and has an open plan dining room and two bathrooms. It offers a beautiful enclosed private garden and a detached garage with a car port and driveway parking. It is quietly tucked away in a quiet cul-de-sac and is close to open countryside. The accommodation comprises: Open dining room with steps up into the Kitchen with a range of wall and base units with fitted work surface over, integrated dishwasher & integrated washing machine, integrated oven with gas hob over, wooden floor and door to a fully fitted bathroom with Velux window, Sitting Room with wood burner. The stairs lead up from the dining room to an open landing with door to the master bedroom with an en suite, a further double bedroom and a single bedroom currently used as a dressing room.

OUTSIDE

At the front of the property there is a driveway parking for three cars, there is access to the garage and a car port. A side door leads into the garage and also there are double wooden doors at the the front. A few steps lead up to a private gate giving access to the back garden. This it totally secluded with established hedging, shrubs and borders, there is a large patio with a pergola and access through French doors into the dining room. The path leads round to the side which is very private area with a pergola which then leads to a further area with a log store. At the side there is access to the side door which leads into the open plan dining room. At the other side of the property there is a pathway leading to another gate into the garden.

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 'C'





Wren Close, Warminster, BA12

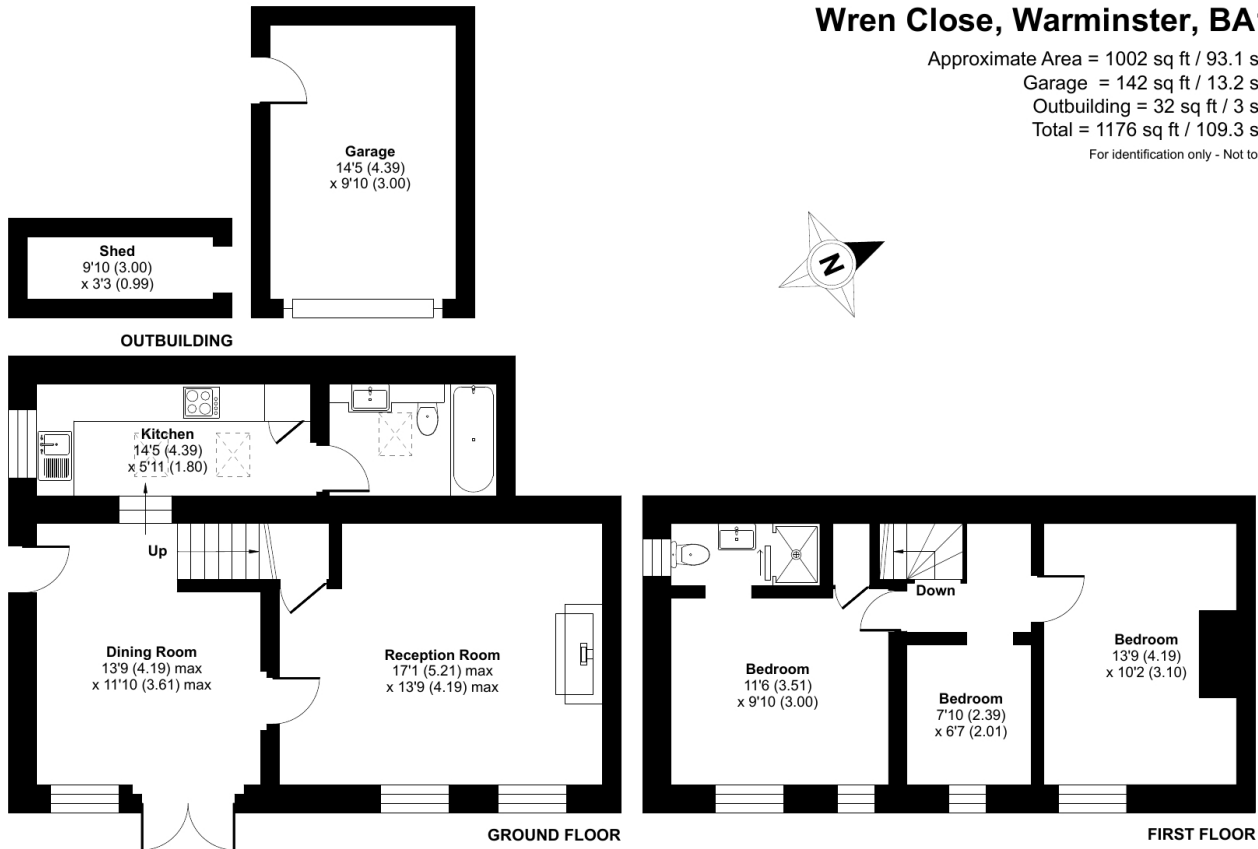
Approximate Area = 1002 sq ft / 93.1 sq m

Garage = 142 sq ft / 13.2 sq m

Outbuilding = 32 sq ft / 3 sq m

Total = 1176 sq ft / 109.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1140221

WARMINSTER OFFICE

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