

# Bramley Close

Warminster, BA12 8TJ

COOPER  
AND  
TANNER



## £420,000 Freehold

A beautifully presented four bedroom detached family home quietly tucked away in a cul de sac within easy walking distance to the town. It has a good sized fitted kitchen/diner with a tiled floor and underfloor heating. In addition there is a conservatory. It offers a private enclosed rear garden. It also benefits from a garage with driveway parking for 3 cars. It is offered for sale with NO ONWARD CHAIN.

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 4  2  2 EPC C

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### DESCRIPTION

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### OUTSIDE

The property can be found down a tar macadam driveway which leads to number 2, there is a driveway leading to the garage, and a blocked paved driveway to the side there is enough parking for 3 cars. There is a side gate giving access to the rear garden. The back garden is privately enclosed by panelled fencing. There is a patio and a decked seating area at the bottom. It is mainly laid to lawn and a border at the back of the garden with established plants. The garage has two batteries for the solar panels and an electric car charger.

### COUNCIL TAX

Band 'D'

### 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.





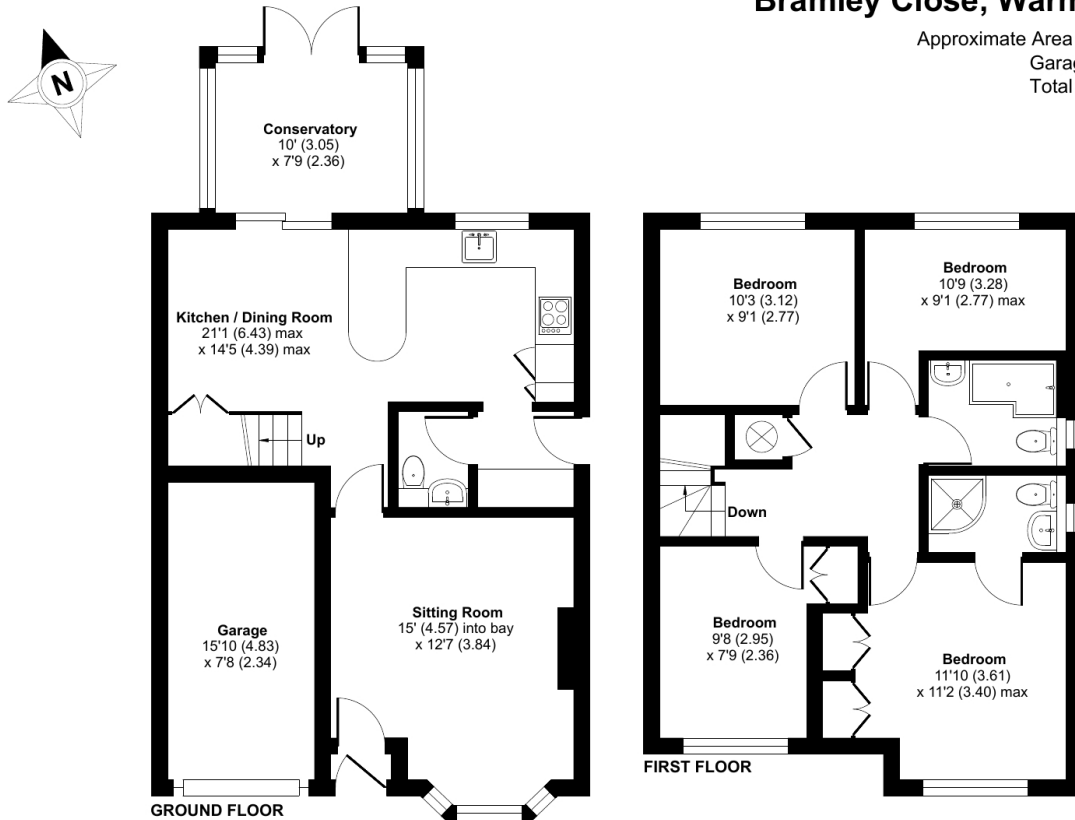
## Bramley Close, Warminster, BA12

Approximate Area = 1141 sq ft / 106 sq m

Garage = 119 sq ft / 11 sq m

Total = 1260 sq ft / 117 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: 1131847

### WARMINSTER OFFICE

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