

Blenheim Close

Warminster, BA12 8TP

COOPER
AND
TANNER



£272,000 Freehold

We are pleased to offer this well presented three bedroom end of terrace house set on the popular Grovelands Estate. It has been beautifully kept by its current owners offering a kitchen/diner and a sitting room. It has an extension at the back of the garage perfect for a home office. Outside there is a well maintained enclosed garden and a driveway with parking for two cars at the front.

Blenheim Close

Warminster

BA12 8TP

 3  1  1 EPC D

£272,000 Freehold

DESCRIPTION

We are pleased to offer this well presented three bedroom end of terrace detached house set on the popular Groveland's Estate. It has been beautifully kept by its current owners offering a good sized accommodation throughout. It has an extension at the back of the garage perfect for a home office. Outside there is a well maintained enclosed garden and a driveway with parking for two cars at the front. The accommodation comprises an entrance hall, sitting room then a door leads into a fully fitted kitchen with room for a dining table. There is a double glazed door leading to the back garden. Leading upstairs there are three bedrooms and a bathroom.

OUTSIDE

At the front of the property there is a driveway providing parking for two cars, this leads to the garage. At the side there is an area of lawn. At the back of the property there is a generous good sized garden fully enclosed. There is a patio and lawned garden and a garden shed. Also there is a door to the home office leading into the garage.

COUNCIL TAX

Band 'B'

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.





Blenheim Close, Warminster, BA12

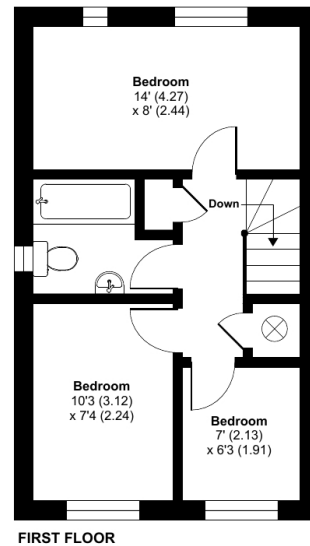
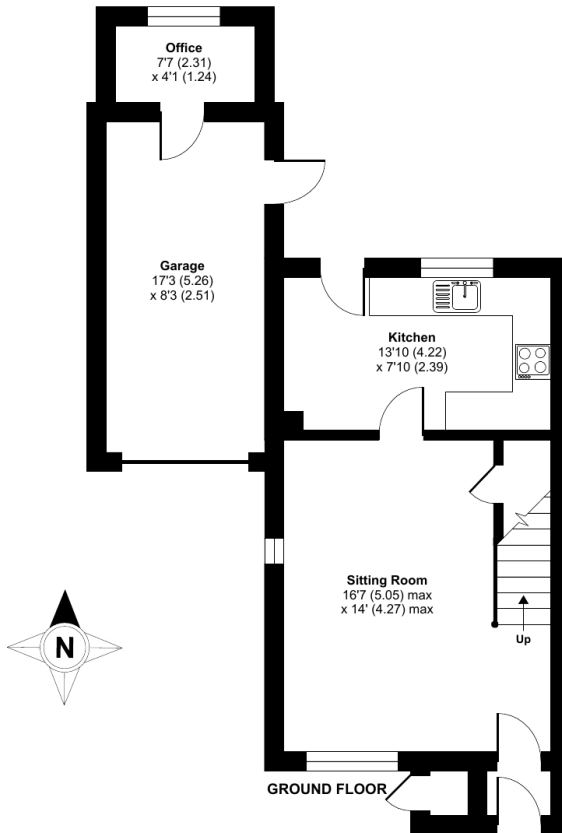
Approximate Area = 705 sq ft / 65.5 sq m

Garage = 181 sq ft / 16.8 sq m

Shed = 4 sq ft / 0.4 sq m

Total = 890 sq ft / 82.7 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1343710

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket