

# Daniell Crest

Warminster, BA12 8NZ

COOPER  
AND  
TANNER



£320,000 Freehold

3 1 2 EPC C

## Description

A well presented and extended, three bedroom semi detached family home located in a quiet cul de sac position and within walking distance of the town centre and its amenities. The property benefits from a single garage, driveway parking and gardens to the front and rear. In brief the accommodation comprises entrance porch with door into the hallway having stairs to the first floor, light and airy sitting room with feature fireplace and inset wood burning stove, fitted kitchen with integrated oven and hob opening up into the extended dining area having patio doors onto the garden. The family bathroom is located on the ground floor. To the first floor there are three bedrooms and an en-suite.

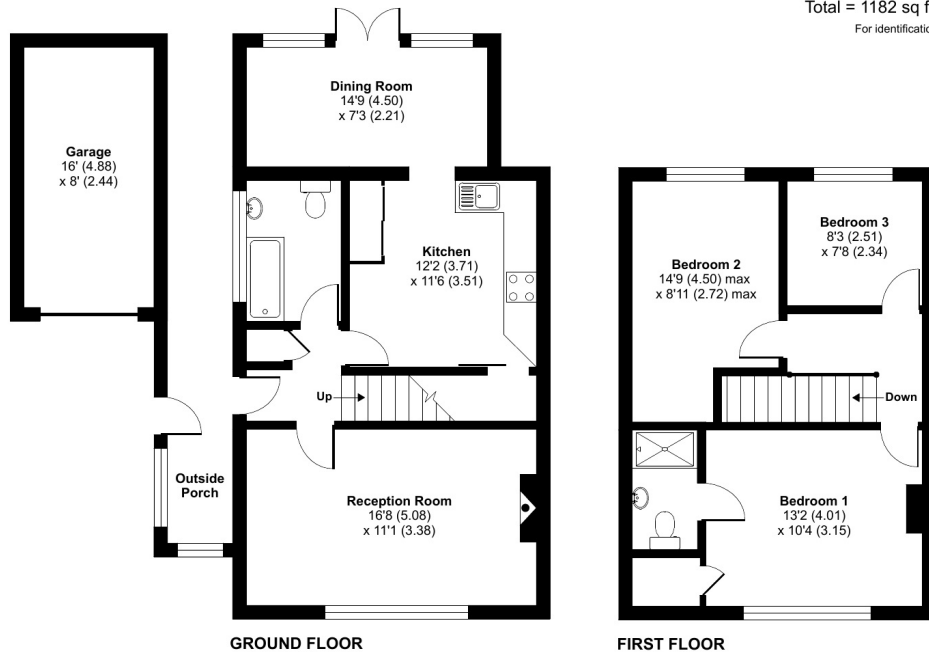
## Daniell Crest, BA12

Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1182 sq ft / 109.8 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 1001960



### Features

- Extended semi detached family home
- Quiet cul de sac location
- Garage and driveway parking
- Gardens to front and rear
- Sitting room
- Kitchen and dining area
- Family bathroom
- Three bedrooms
- En-suite to the main bedroom
- Viewing recommended

### Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating C

#### WARMINSTER OFFICE

Telephone 01985 215579

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

[warminster@cooperandtanner.co.uk](mailto: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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

