

Copheap Lane

Warminster, BA12 0BA

COOPER
AND
TANNER



£365,000 Freehold

A detached three bedroom bungalow located towards the outskirts of town, with a detached garage, driveway parking and mature gardens. The property is tucked away and internal viewing comes highly recommended.

Copheap Lane

Warminster

BA12 0BA

 3  1  1 EPC D

£365,000 Freehold

DESCRIPTION

Located in a tucked away position towards the outskirts of the town, this detached three bedroom bungalow offers light and airy accommodation and viewing comes highly recommended. The property benefits from a detached garage, driveway parking for 2 vehicles, mature gardens to the front, side and rear and also benefits from gas fired central heating and double glazing. In brief the accommodation comprises a dual aspect sitting room with feature fireplace and French doors onto the garden, fitted kitchen with a range of fitted wall and base units with integrated oven and hob, storage cupboard and a door leading to the garden. From the inner hall there are doors to the three bedrooms, one with a shower, bathroom with shower over bath and separate WC and a garden room which has access to the paved seating area.

OUTSIDE

The property is approached over a private road leading to the detached garage and driveway parking. Gardens surround the property to the front, side and rear with a large variety of mature flowerbeds, borders and vegetable gardens.. There is a private paved seating area with a water feature which can be accessed from the sitting and garden rooms. The gardens are encompassed by mature hedging and fencing with steps leading down to a secret garden where there is a gate leading out onto Elm Hill.

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

D





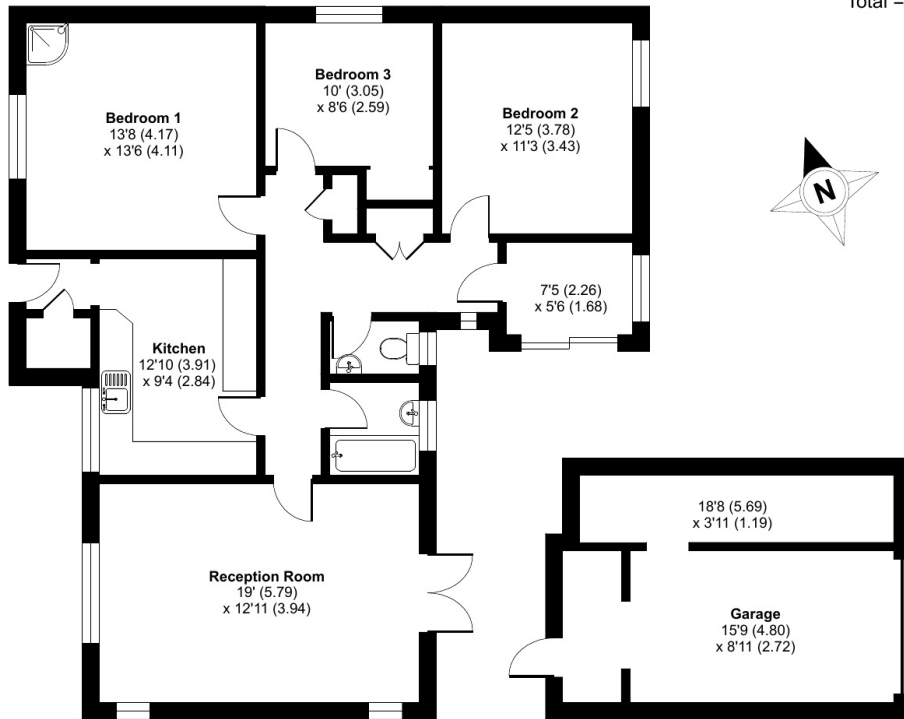
Copheap Lane, Warminster, BA12

Approximate Area = 1082 sq ft / 100.5 sq m

Garage = 261 sq ft / 24.2 sq m

Total = 1343 sq ft / 124.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 980360

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 the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

