

Martin Crest

Warminster, BA12 8DR

COOPER
AND
TANNER



£343,000 Freehold

A pleasing and extended four bedroom semi detached family home that is located on the Frome side of the town, and situated in an elevated position on a cul de sac. The present sellers have carried out numerous improvements since their ownership including an upgraded kitchen, bathroom, new flooring, carpets and a block paved driveway. The home has Triple Double glazing and generous gardens along with ample parking and carport. Viewing of this immaculate home is highly advised.

Martin Crest

Warminster

BA12 8DR

 4  3  2 EPC E

£343,000 Freehold

DESCRIPTION

An excellent opportunity to purchase this immaculately presented and generously proportioned family home, that is located in a popular location on the Frome side of the town. This lovely residence is within walking distance of local amenities including Tesco express, and also local woodland walks. The property has been extended at the rear to provide a dining / garden room along with a WC shower room. The former garage has been converted to offer an additional bedroom four or reception room. The bathroom has been upgraded over recent years, and the kitchen has recently been re-fitted along with the floor coverings and carpeting. The property benefits from triple double glazing and a recently block paved driveway. The accommodation in brief comprises an entrance hall, sitting room, kitchen / breakfast, dining / garden room, ground floor shower room/WC, four bedrooms and family bathroom. Outside a block paved drive provides ample parking and gives access to the carport. The home has generous established gardens, and space for storage sheds. Viewing highly advised.

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, 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

TAX BAND

C



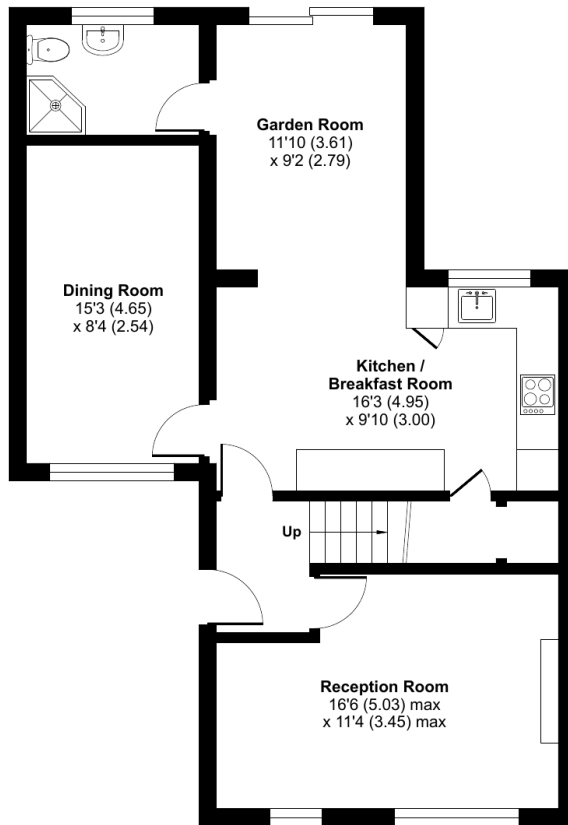




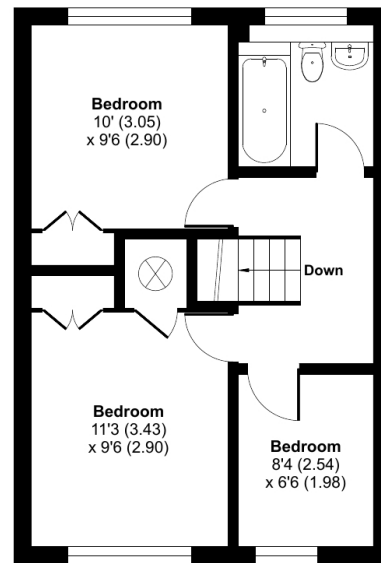
Martin Crest, Warminster, BA12

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1136256

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.

