

Sambourne Road

Warminster, BA12 8LG

COOPER
AND
TANNER



£249,950 Freehold

This two bedroom semi detached house offers good sized living accommodation throughout and would make a perfect family home. It is in need of updating and comes to the market with NO ONWARD CHAIN. It benefits from a good sized private garden to the front and the rear and has the potential to add driveway parking subject to any planning consent. It is situated within easy walking distance to the town centre.

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DESCRIPTION

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OUTSIDE

To the front of the property there is a large front garden which is mainly laid to lawn with a mixture of mature shrubs and bushes. Subject to the correct planning consent, there may be the potential to add off street parking for multiple vehicles. At the rear of the property, there are steps into a garden which is laid to gravel and shrubs.

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.





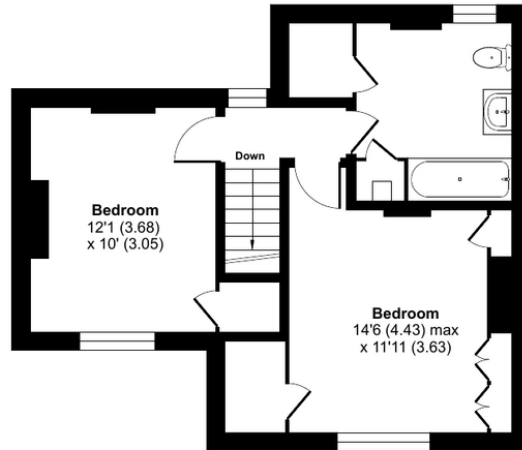
Sambourne Road, Warminster, BA12

Approximate Area = 916 sq ft / 85 sq m

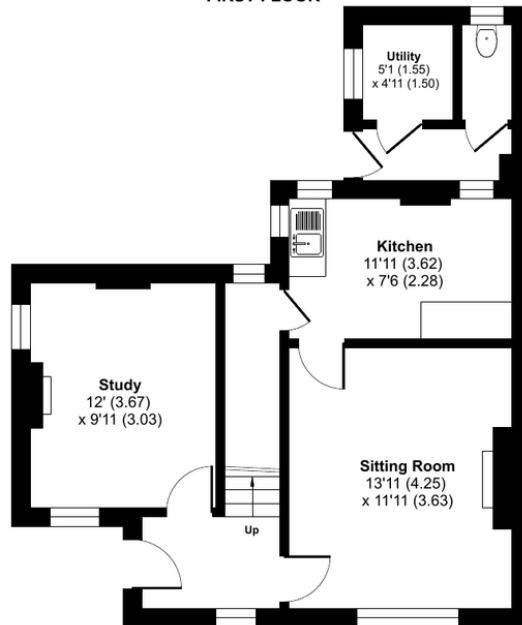
Outbuilding = 66 sq ft / 6.1 sq m

Total = 982 sq ft / 91.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1387404

WARMINSTER OFFICE

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