

# Broadway

Warminster, BA12 8EB

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TANNER



## £275,000 Freehold

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 2  1  1 EPC TBC

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### DESCRIPTION

This well presented two bedroom bungalow is located in the quiet cul-de-sac location of Broadway. The property benefits from having driveway parking for two cars and also a garage. In brief the property comprises of entrance porch leading to the kitchen which has a range of wall and base units. There is a large reception room, bathroom and two bedrooms with the principle bedroom having built in storage and the second bedroom having doors leading into the garden.

### OUTSIDE

To the front of the property, there is a mature front garden with a range of plants and shrubs. There is also parking for two vehicles and a single garage. The rear garden is enclosed and private with the majority laid to lawn as well as a section of decking and flower beds around the parameter.

### 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.







## Broadway, Warminster, BA12

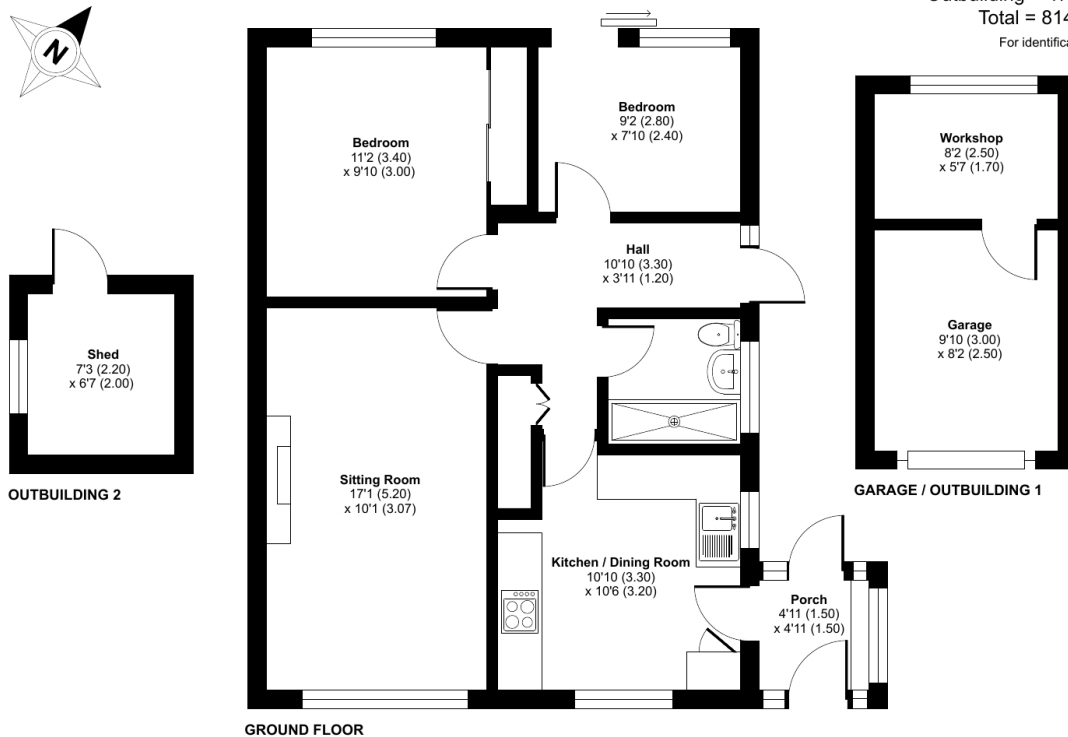
Approximate Area = 636 sq ft / 59 sq m

Garage = 131 sq ft / 12.7 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 814 sq ft / 76 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: 1300278

### WARMINSTER OFFICE

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