

# King Lane

Warminster, BA12 8DH

COOPER  
AND  
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



## £355,000 Freehold

An exceptional detached two bedroom bungalow that is situated in an enviable tucked away position on the popular Frome side of the town. This stunning home has had many upgrades and improvements carried out by the current owners and must be viewed to fully appreciate. Parking, garaging and generous gardens.



# King Lane Warminster BA12 8DH

 2  2  1 EPC D

## £355,000 Freehold

### DESCRIPTION

We are delighted to offer this exceptional detached two bedroom bungalow that is situated along a lane in an enviable tucked away position on the popular Frome side of the town. This stunning home has had many upgrades and improvements carried out by the current owners that must be viewed to fully appreciate. The kitchen offers a wide range of grey gloss wall and base units with integrated appliances, under lighting and plumbing for a washing machine, dishwasher and space for a large double fridge. The generous light and airy sitting room has a large window to the front and a feature fireplace. The stunning luxury shower room has a large glass enclosure with heated towel radiator and a vanity sink unit. The accommodation in brief comprises a hallway, sitting room, kitchen, rear porch/boot room, shower room, two bedrooms, study area/porch, single garage, outbuilding/workshop and store room.

### OUTSIDE

Outside is a generous garden plot that wraps around the home incorporating pleasing lawn areas, patios and secluded areas. Established Laurel hedging, planting and bushes.

### OUTBUILDING / WORKSHOP & STORE

Detached workshop with window and door along with an additional store room.

### GARAGE

Single garage with electric roller door and window to side.

### PARKING

Two parking spaces.

### 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.









## King Lane, Warminster, BA12

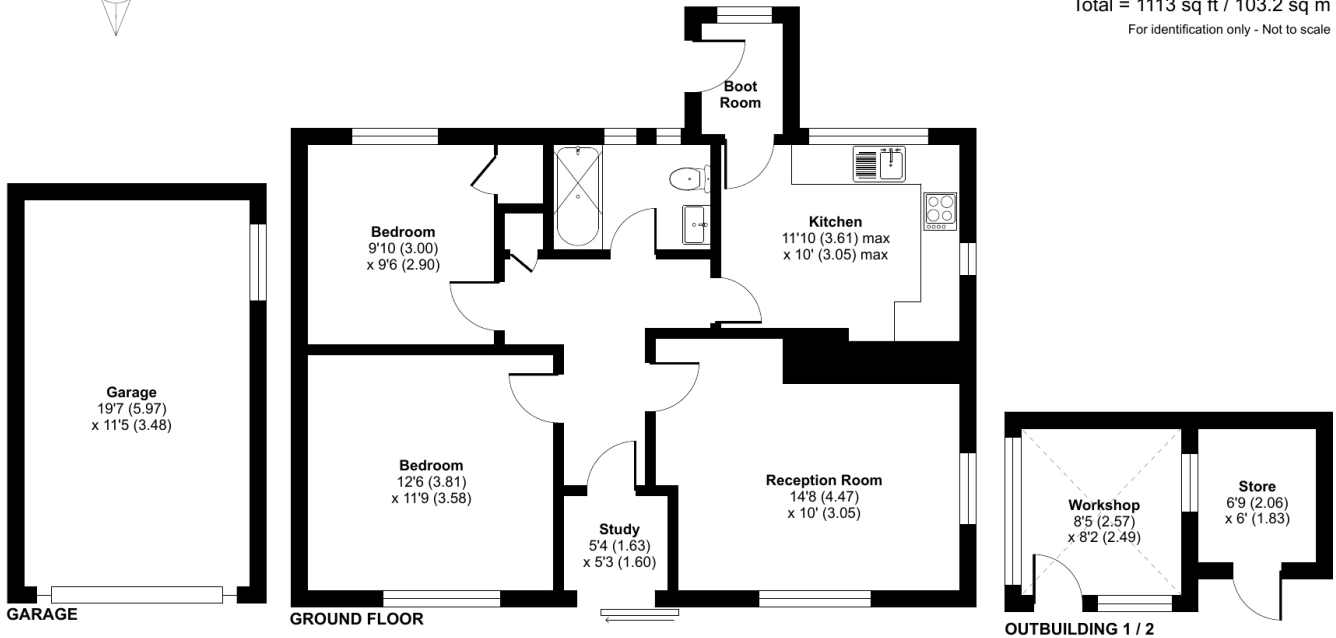
Approximate Area = 777 sq ft / 72.1 sq m

Garage = 226 sq ft / 20.9 sq m

Outbuildings = 110 sq ft / 10.2 sq m

Total = 1113 sq ft / 103.2 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). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1175344

### 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.

