

Sambourne Road

Warminster, BA12 8LG

COOPER
AND
TANNER



£260,000 Freehold

This three 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 rear and driveway parking leading to a detached garage. It is situated within easy walking distance to the town centre.

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DESCRIPTION

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OUTSIDE

At the front of the property there is a garden to the side which is a good size. There is a driveway with an entrance gate and parking for 2/3 cars. At the end is a detached garage and has a personal door to the side. There is a side gate which opens into the rear garden. There is a door into an outside storage shed. The garden is fully stocked with shrubs with lawn to either side and has a path in the middle, It is enclosed by fencing.

COUNCIL TAX

Band 'C'

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 = 1152 sq ft / 107 sq m (includes garage)

Limited Use Area(s) = 24 sq ft / 2.2 sq m

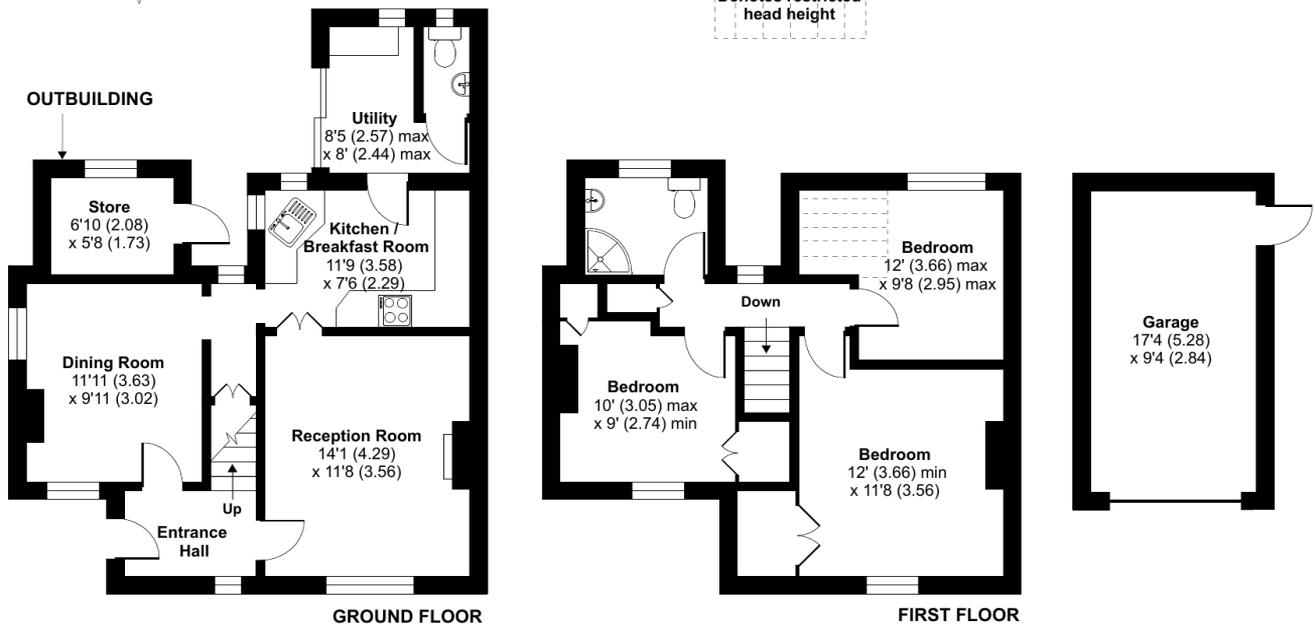
Outbuilding = 40 sq ft / 3.7 sq m

Total = 1216 sq ft / 112.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Cooper and Tanner. REF: 1266576

WARMINSTER OFFICE

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