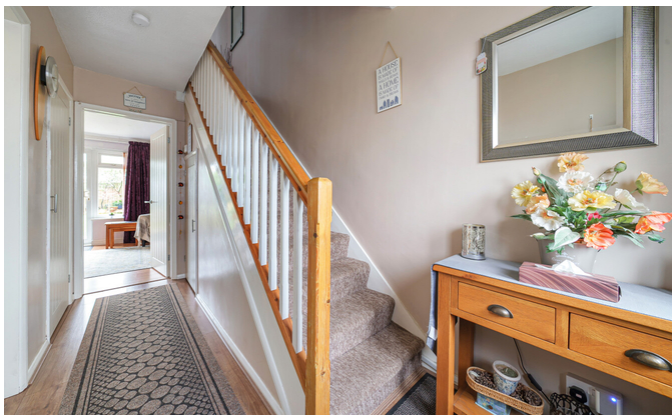


Langholm Close

Warminster, BA12 8EN

COOPER
AND
TANNER



£329,950 Freehold

This beautiful three bedroom semi detached house has been totally refurbished by its current owners. It is ideal for a family and benefits from an extension to the side which could be a bedroom as it has a cloakroom or it could be used as a snug or office . The sitting room has been fitted with a wood burner. The property offers a block paved driveway offering parking and leads to the garage. The back garden is south facing and is a good size and privately enclosed. It is set in a small cul de sac and is close to open countryside walks. in

Langholm Close

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 3  2  1 EPC D

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DESCRIPTION

This beautiful three bedroom semi detached house has been totally refurbished by its current owners. It is ideal for a family and benefits from an extension to the side which could be a bedroom as it has a cloakroom or it could be used as a snug or office. The sitting room has been fitted with a wood burner. The property offers a block paved driveway offering parking and leads to the garage. The back garden is south facing and is a good size and privately enclosed. It is set close to open countryside walks. The accommodation comprises entrance hall with stairs leading to the first floor and doors leading to a Kitchen which is full fitted with a range of wall and base units,

OUTSIDE

At the front of the property there is a pathway leading to the front door. There is garden to the side with established plants and shrubs. There is a blocked paved driveway offering parking leading to the garage. The rear garden is fully enclosed and is south facing, There is a large patio and access to the side. The garden has been beautifully maintained and offers a green house and a summer house. The garden is a really good size with plenty of established plants and shrubs.

COUNCIL TAX

Band 'B'

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.





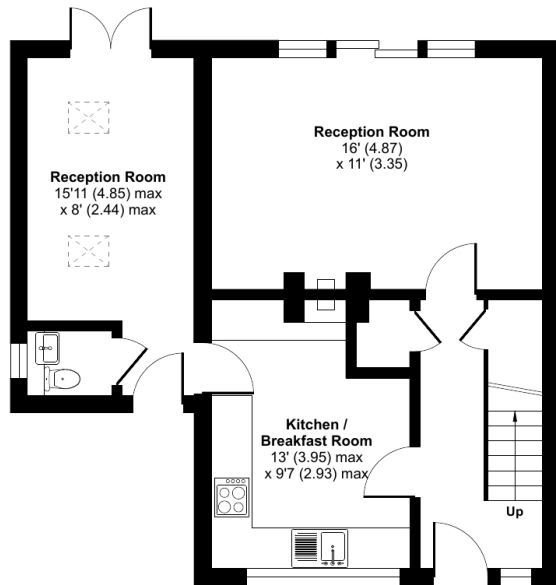
Langholm Close, Warminster, BA12

Approximate Area = 932 sq ft / 86.5 sq m

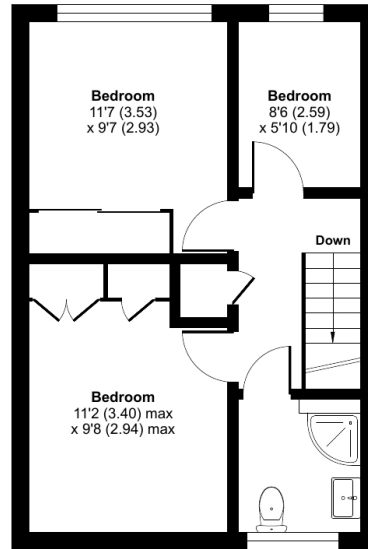
Garage = 133 sq ft / 12.3 sq m

Total = 1065 sq ft / 98.8 sq m

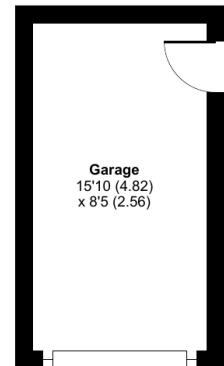
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



 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: 1236578

WARMINSTER OFFICE

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**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.

