

# Were Close

Warminster, BA12 8TB

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:



## £425,000 Freehold

A pleasing and very spacious detached family residence that is presented in immaculate order throughout. The home has parking, garaging and a stocked and tended rear garden. Viewing highly advised.

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**£425,000 Freehold**

#### DESCRIPTION

We are delighted to offer this pleasing and very spacious detached family residence and presented in immaculate order throughout. The home has gas central heating and double glazing. The accommodation comprised hall, cloakroom, lounge, dining room, kitchen, utility room, four bedrooms, en suite, family bathroom. We highly advise an appointment to view to fully appreciate this property.

#### OUTSIDE

A driveway provides private off street parking and access to the single garage. At the front is an area of lawn with young bushes, at the rear is a generous and tended garden that has an abundance of planting, lawn and patio. Side access to front.

#### LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

#### COUNCIL TAX

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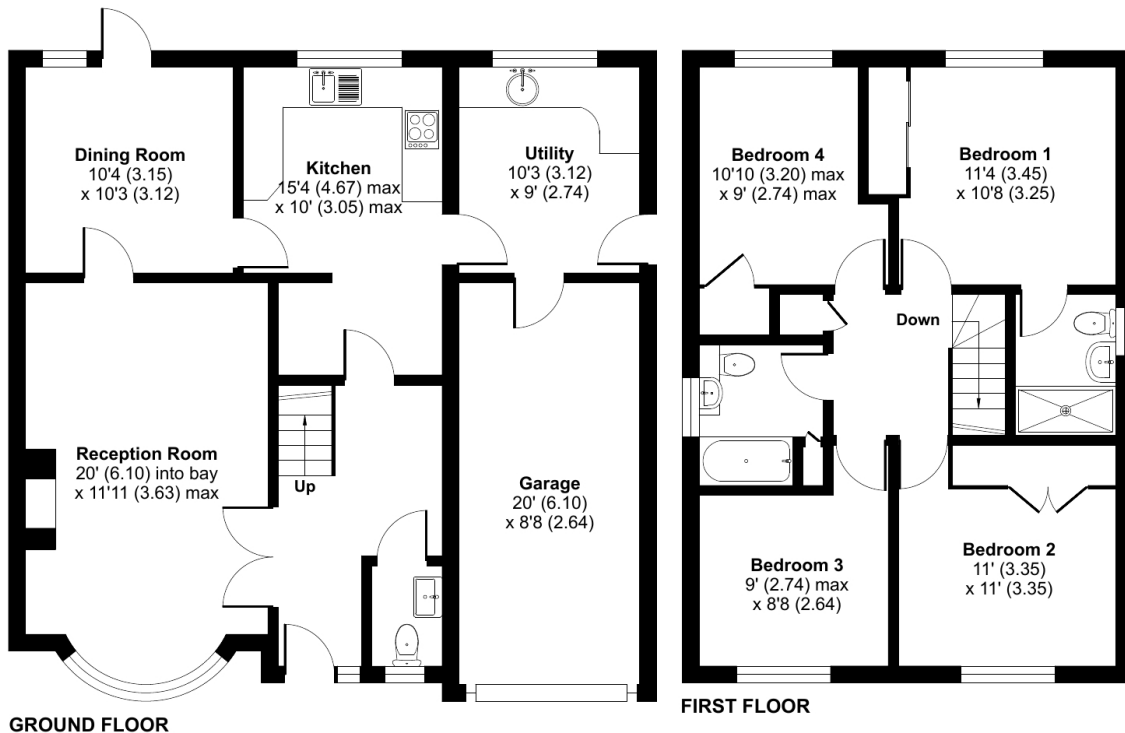




## Were Close, Warminster, BA12

Approximate Area = 1524 sq ft / 141.6 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). © nichecom 2023. Produced for Cooper and Tanner. REF: 991969

### WARMINSTER OFFICE

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