

# Minster View

Warminster, BA12 8TD

COOPER  
AND  
TANNER



**£429,950 Freehold**

A modern detached four bedroom residence that has been extended by the present owners on the ground floor. Other improvements include a kitchen upgrade and a bespoke home office. The home is located in a popular cul-de-sac on the Frome side of the town on Grovelands Way. The home has double glazing and gas fired central heating.

# Minster View

## Warminster

### BA12 8TD

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## £429,950 Freehold

### DESCRIPTION

Cooper and Tanner are delighted to bring to the market this pleasingly presented and extended detached family home. The property is a traditional construction of brick elevations under a standard tiled roof. and is located in a very popular address just off Grovelands Way, that is on the Frome side of the town. The property has the benefit of double glazing and gas fired central heating. The accommodation comprises an entrance hall, cloakroom WC, a lounge with bay window, dining room area and further seating area with glazed doors to the rear, a lovely re-fitted kitchen offering a wide range of wall and base units and with roof lights, office / study, utility room, first floor landing, four bedrooms, en-suite, family bathroom. Outside a driveway offers parking and access to the garage. A side path gives access to the pleasing garden with lawn, patio, walling and planting.

### 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, 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.

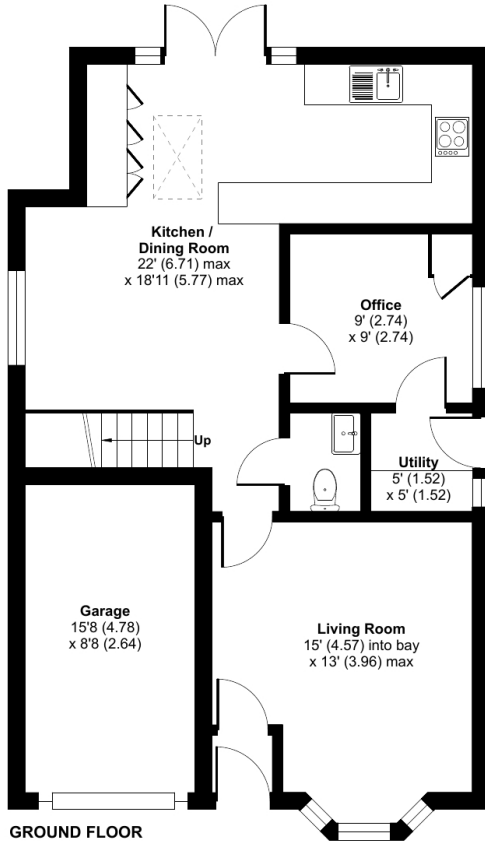
### TAX BAND

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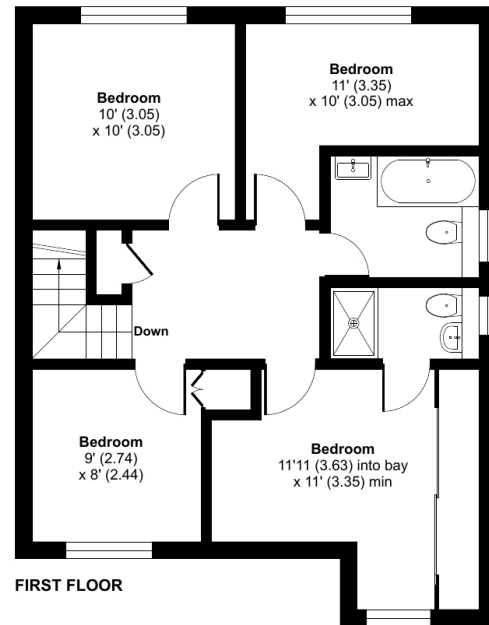
## Minster View, Warminster, BA12

Approximate Area = 1208 sq ft / 112.2 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1334 sq ft / 124 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: 1096221

### WARMINSTER OFFICE

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