

# St Andrews Road

Warminster, BA12 8EU

COOPER  
AND  
TANNER



**£435,000 Freehold**

An opportunity to acquire this immaculate traditional four bedroom family home set in the popular Tascroft Rise Development. The current owners have had many extras added throughout and it is presented to a high standard. It is set close to woodlands and countryside. The property is offered for sale with NO ONWARD CHAIN.



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#### DESCRIPTION

An opportunity to acquire this immaculate traditional four bedroom family home set in the popular Tascroft Rise Development. The current owners have had many extras added throughout and it is presented to a high standard. It is set close to woodlands and countryside. The property is offered for sale with NO ONWARD CHAIN. The accommodation comprises an entrance hall with oak doors leading into all the rooms, a pleasant sitting room, a good sized tasteful kitchen/breakfast room which is light and airy with wall and base units and Silestone worktops, a Quooker hot tap and a water softener, integrated double oven and gas hob with extractor hood over, integrated fridge/freezer, double patio doors with side panels lead out onto the rear garden, there is a door to the utility room with space for a washing machine and tumble dryer, door to the rear garden, under stairs cupboard and a door to a cloakroom. Upstairs there are four bedrooms with en suite to the master and a family bathroom.

#### OUTSIDE

At the front of the property there is a garden to the side with established shrubs, there is a path leading to the front door and a driveway with parking for two cars and access to the garage. The rear garden is a stand out feature of the property and has been fully landscaped by the owners. It is privately enclosed by fencing and is a really good size. There is good sized patio with an awning, a covered barbecue area to the side, a pathway leads to a seating area at the top of the garden, there is a lawn to one side with a side border with fruit trees and a pathway leading to the top also, whilst the other is gravelled with a wide range of established shrubs, plant and trees, there is gated access to the side and at the other side there is room for storage.

#### LOCATION

Warminster

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.







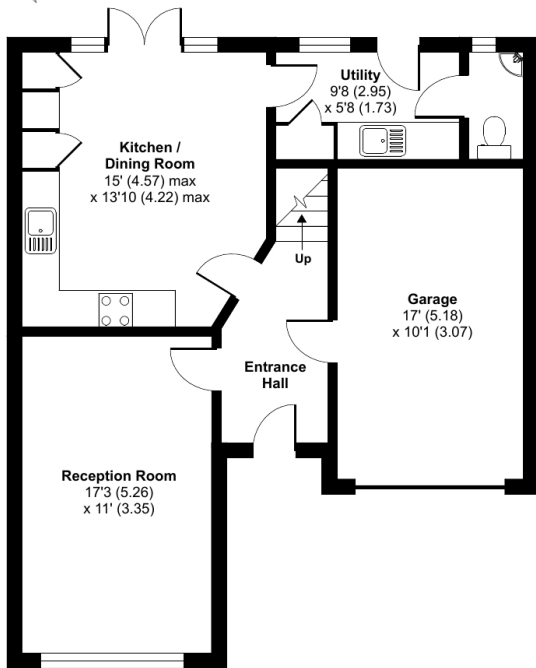
## St. Andrews Road, BA12

Approximate Area = 1235 sq ft / 114.7 sq m

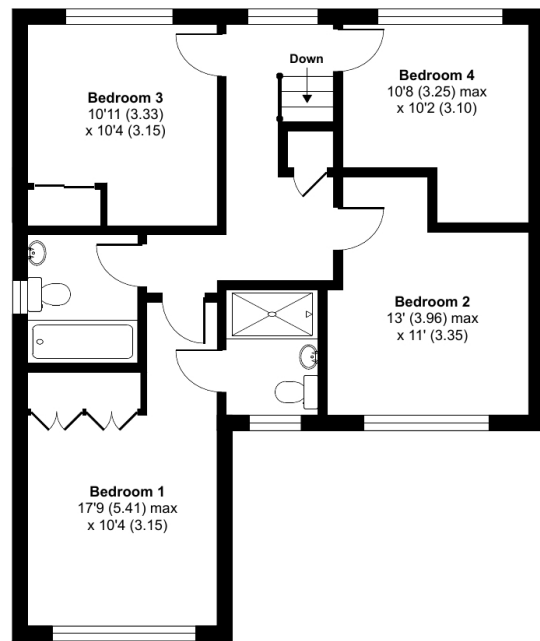
Garage = 172 sq ft / 15.9 sq m

Total = 1407 sq ft / 130.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1013341

### WARMINSTER OFFICE

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