

Camellia Drive

Warminster, BA12 7RR

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:



£245,000 Freehold

An outstanding two bedroom mid terraced home that has the benefit of having just been upgraded and vastly improved to a fantastic standard. The improvements included carpets, full decoration, shower room, kitchen, landscaping, Resin driveway. Viewing highly advised.

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Warminster

BA12 7RR

 2  1  2 EPC TBC

£245,000 Freehold

DESCRIPTION

An exceptional two bedroom mid terrace home that offers recently upgraded and renovated accommodation to now provide a what feels like a brand new home. This would be an ideal FTB and must be viewed to fully appreciate. Some of the improvements include new carpets, full decoration, shower room, kitchen, landscaping, and a Resin driveway. The home is located in a very popular cul de sac and offered with no onward chain.

OUTSIDE

A pathway leads to the front door and has a lawn area with planting. At the rear is a pleasing and level laid to lawn garden with planted borders, fencing and hedging. A canopy off the sitting room provides a seating and drying area.

ACCOMMODATION

Storm Porch - entrance hall - Kitchen - Lounge / dining room - landing - two bedrooms - shower room.

LOCATION

The historic market town of Warminster on the western edge of Salisbury Plain, offers a wide range of shopping including Waitrose, Lidl and Morrisons, and leisure facilities including library, sports centre, Snap gym, swimming pool, churches, doctors' and dentists' surgeries, hospital, and post office. There is a wide selection of both state and private schools in the area, including Warminster School, Dauntsey's, Port Regis, Hazlegrove, King's Bruton, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. There are many places of interest to visit in the locality such as the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge. The south coast is one hour away.

Warminster also benefits from a main line railway station to London Waterloo or Paddington (80 mins) and Bristol (60mins) whilst the nearby A303 provides excellent road links to London to the east, Exeter to the west and Bristol airport to the north-west.

PARKING

A resin driveway offers private off street parking and access to the garage and back garden.

GARAGE

Single with up and over door.

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