

# Daniell Crest

Warminster, BA12 8NZ

COOPER  
AND  
TANNER



## £285,000 Freehold

Viewing recommend - An opportunity to acquire this three bedroom semi detached house which boasts good sized accommodation throughout and would be perfect for a family. It benefits from NO ONWARD CHAIN . There is a good sized Kitchen/Diner and a good sized Lounge. In addition there is a brick built room outside which can be used as an office. It has a garage, driveway parking for 2/3 cars and an outside open outside storage room. The property is quietly tucked away in a quiet cul de sac position within easy walking distance of the town centre and its amenities.



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### DESCRIPTION

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### OUTSIDE

The property is approached over a driveway which leads to the garage and provides parking for two to three cars. The front garden is mainly laid to lawn with an area of slate with established shrubs and a border at the front with plants in . There is a side door providing access to the rear garden. At the rear , the garden it is private and is an easily maintainable garden, mainly laid to lawn with a border and shrubs and is enclosed by panelled fencing. The garage has a personal door to the garden and has power and light. In addition there is a brick built room with a personal door and has power and light ( this could be used as an office ). Next to this is an open storage area.

### COUNCIL TAX

BAND ' C '

### 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.







## Daniell Crest, Warminster, BA12

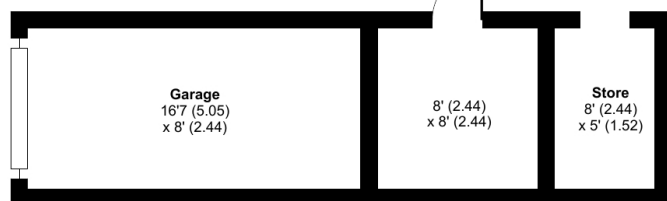
Approximate Area = 888 sq ft / 82.4 sq m

Outbuildings = 104 sq ft / 9.6 sq m

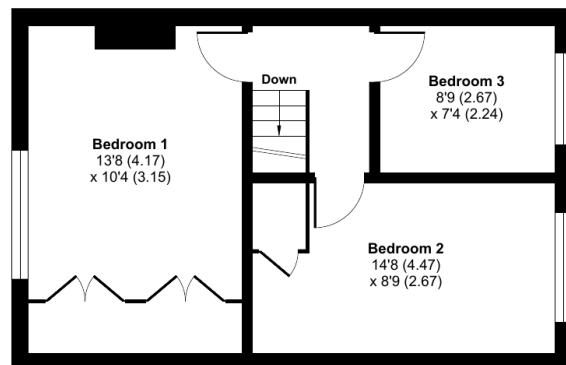
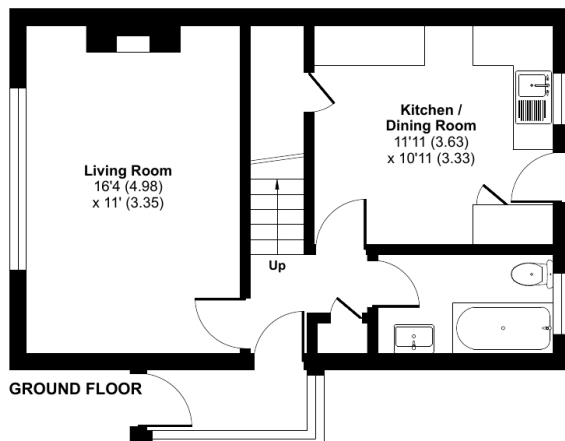
Garage = 133 sq ft / 12.3 sq m

Total = 1125 sq ft / 104.3 sq m

For identification only - Not to scale



**GARAGE / OUTBUILDING 1 / 2**



**Certified  
Property  
Measurer**

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: 1046943

### WARMINSTER OFFICE

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AND  
TANNER**

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