

Thames Close

Warminster, BA12 9QB

COOPER
AND
TANNER



£340,000

We are pleased to offer for sale this three bedroom detached property which is set in a sought after location in a quiet cul de sac close to open countryside and riverside walks. It is beautifully presented and in addition offers a downstairs room currently used as an office but could be used as a fourth bedroom. It benefits from a good sized sitting room and in addition there is a Conservatory. Outside there are gardens to the front, side and rear. The rear garden offers views far reaching views over countryside. There is a garage and a driveway.

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DESCRIPTION

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OUTSIDE

At the front of the property there is access to the garage and a driveway providing parking. There are steps at the side which lead to the side door, there are borders to the side which lead to a large patio area with fencing to the side. Leading round to the back there is a terraced garden is very pretty and is fully enclosed with steps leading up to a lawn with raised borders at the back with an additional seating area to the side. The private back garden provides far reaching views across open countryside.

COUNCIL TAX

Band ' D '

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, pre/ primary / secondary / private 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. Warminster train station has connections to Bath/ Bristol / Bradford on Avon / Westbury/ Paddington /Reading. Junction 18 / M4 is 18 miles (29km) The A361 connects to Swindon to the north-east and Barnstaple to the south-west, while the north south A350 primary route to Poole runs close to the town. Bristol Airport which is 30 miles (48 km) west. Bath and Salisbury are about 20 miles away. The A303 is about 10 miles to the south.





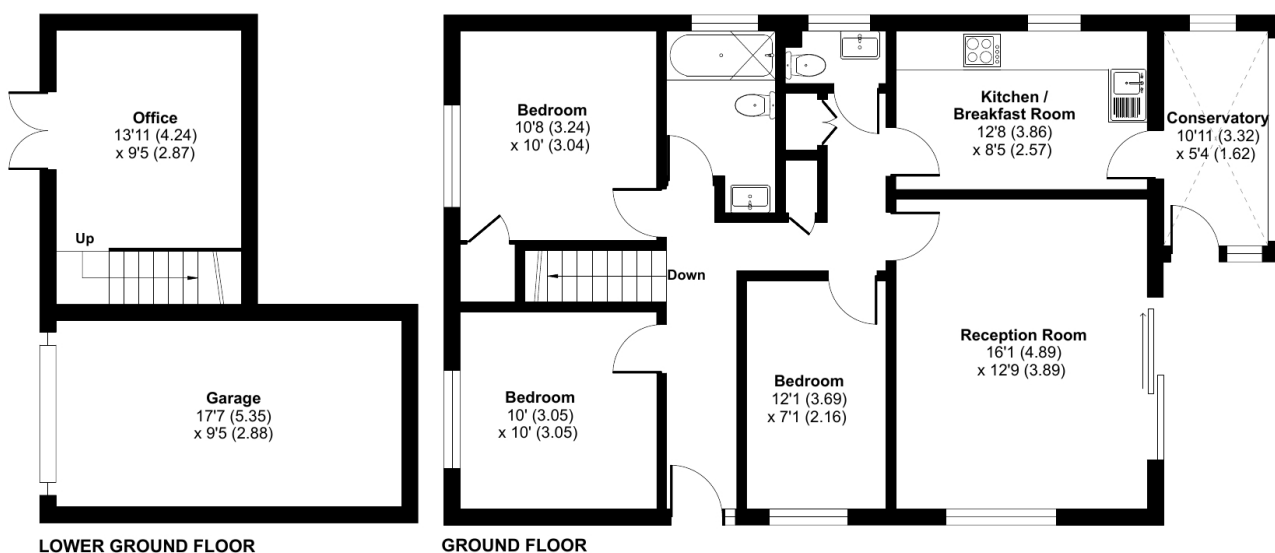
Thames Close, Warminster, BA12

Approximate Area = 1043 sq ft / 96.8 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1277382

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