

Robin Close

Warminster, BA12 9DE

COOPER
AND
TANNER



£529,950 Freehold

We are pleased to offer this beautifully presented four bedroom detached home which is perfect for a family. It boasts good sized accommodation throughout and has been maintained to a high standard by its current owners. It is quietly tucked away in a small cul-de-sac and is within easy walking distance of the town and its amenities. It benefits from a private established garden with a large covered entertaining area. An early viewing is highly recommended.

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DESCRIPTION

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OUTSIDE

The front of the property is very attractive with a pergola covered with wisteria and honeysuckle. There is a lawned garden to the side and borders with established shrubs and plants. A pathway leads to the front door and there is a driveway to the side providing parking. There is gated access either side of the property. The rear garden is a particular feature and is fully enclosed and is very private. It offers a good sized lawn with flower borders around the garden full of established trees, plants and shrubs.. There is a hidden area with a shed and workshop. A large patio leads around to the side with a covered roof. At the side there is access to the garage which has been converted into a spacious utility room. It offers a range of wall and base units for storage and utilities. It has a brand new combi boiler.

COUNCIL TAX

Band 'E'

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.





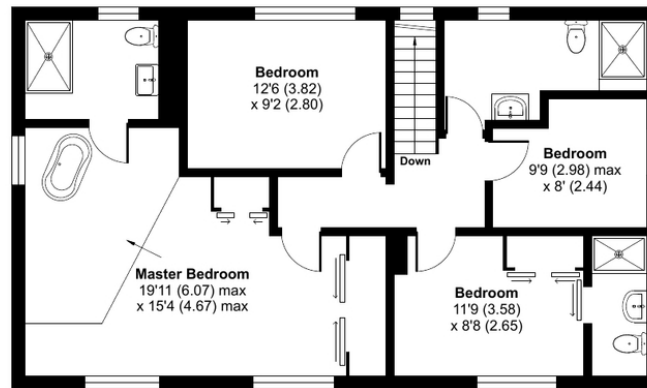
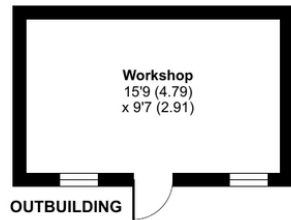
Robin Close, Warminster, BA12

Approximate Area = 1805 sq ft / 167.6 sq m (excludes veranda)

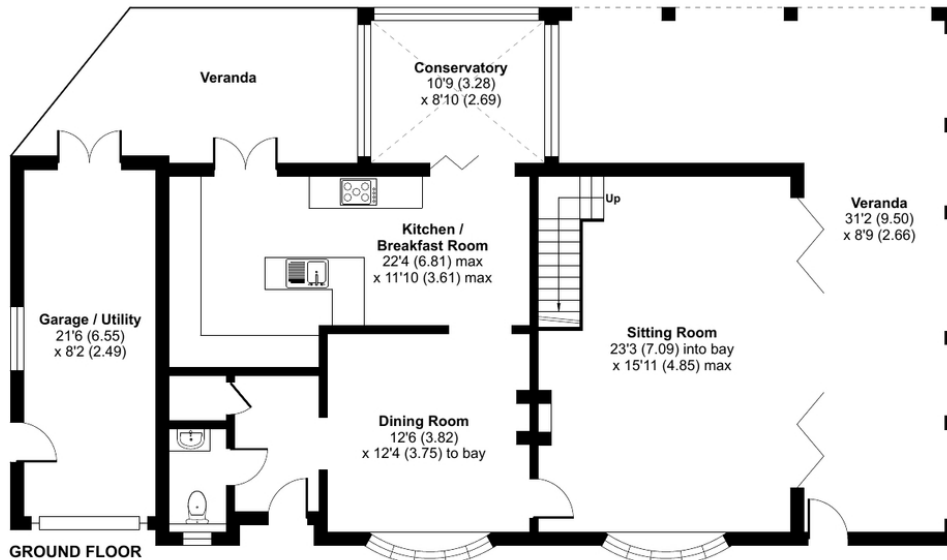
Outbuildings = 326 sq ft / 30.2 sq m

Total = 2131 sq ft / 198 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1319562

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