

# Eagle Road

Warminster, BA12 8GB

COOPER  
AND  
TANNER



£415,000 Freehold

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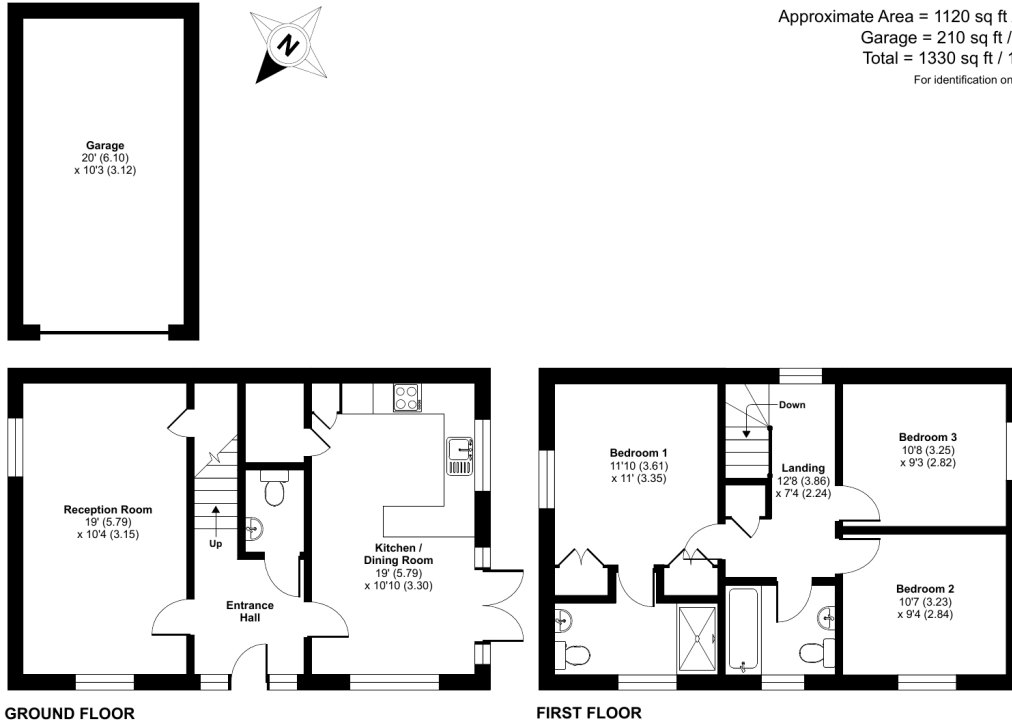
## Description

Entering the property, you are welcomed into a large entrance hall which gives access to the kitchen/diner, living room, W/C and the stairs leading to the first floor. The kitchen has a range of wall and base units with built in appliances and doors leading to the garden. The living room has dual aspect windows and an under stairs cupboard. On the first floor is three bedrooms, all of which are double in size. The master also benefits from an ensuite shower room. The other two rooms are served by the family bathroom. To the back of the property is a large driveway which can comfortably fit several cars in front of the single detached garage. To the side of the property is the south facing garden which is currently laid to lawn with a patio from the kitchen doors.

## Eagle Road, Warminster, BA12

Approximate Area = 1120 sq ft / 104 sq m  
Garage = 210 sq ft / 19.5 sq m  
Total = 1330 sq ft / 123.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Cooper and Tanner. REF: 879314



### Features

- Detached House
- Three Bedrooms
- Master Ensuite
- Kitchen/Diner
- Living Room
- Family Bathroom
- Rear Garden
- Driveway Parking
- Garage
- New Build Development

### Local Information

- Council Tax Band D
- Tenure Freehold
- EPC Rating B

#### WARMINSTER OFFICE

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