

King Lane

Warminster, BA12 8DH

COOPER
AND
TANNER



£299,950 Freehold

An exceptional detached two bedroom bungalow with landscaped grounds along with ample parking and a detached garage. The home occupies a tucked away, non estate position. Double glazing and gas fired central heating. Viewing highly advised.

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DESCRIPTION

We are pleased to offer a superb opportunity to purchase this exceptional detached two bedroom bungalow that enjoys a non estate position at the end of a lane. The present sellers have vastly improved the property since their ownership many years ago. The home has gas central heating and double glazing along with upgraded kitchen, bathroom, decoration and flooring. The accommodation comprises a hallway, lounge with multi fuel wood burner, kitchen, two bedrooms of which one is currently used as a dining room, shower room, conservatory, car port with under lighting, detached garage with power and lighting. Further potential to extend subject to pp.

OUTSIDE

At the front a driveway provides ample parking, a detached 'Dunster House' wooden garage with double doors, internal and external power and internal light. There is a double car port with lighting and a utility building with power and light also. The pleasing tended grounds incorporate lawn and patio areas along with plants, hedging and fencing. A pathway leads to a vegetable garden with garden shed. In the main part of the garden is a pergola with sun shade, blinds and electric point. There is also a greenhouse with power.

LOCATION

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.

TAX BAND

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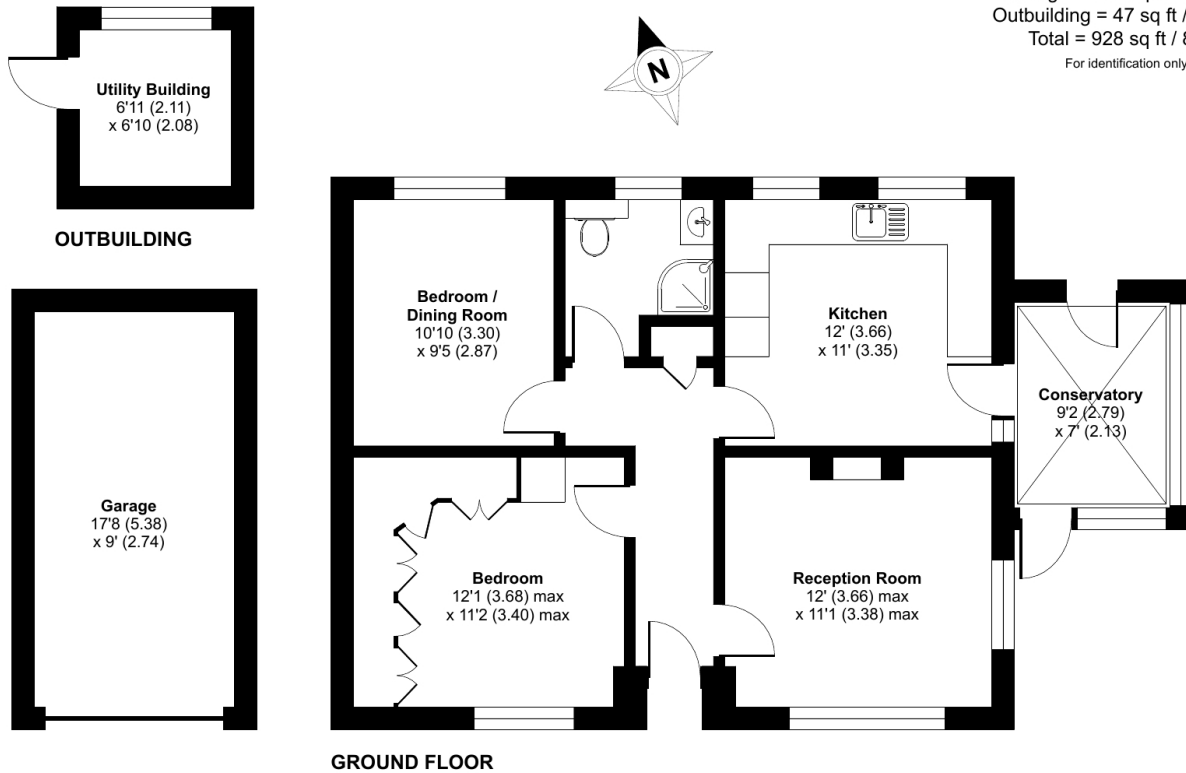
Approximate Area = 722 sq ft / 67.1 sq m

Garage = 159 sq ft / 14.8 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 928 sq ft / 86.2 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). © nitchecom 2023. Produced for Cooper and Tanner. REF: 991568

WARMINSTER OFFICE

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