

# Dymocks Lane

Warminster, BA12 7AX

COOPER  
AND  
TANNER



**£359,950 Freehold**

A delightful mid terrace three bedroom Village home that is presented in immaculate order throughout. This stunning property offers well planned accommodation over two floors, and has the advantage of private parking and a single garage. Pleasing front and rear gardens. Viewing highly advised.

# Dymocks Lane

## Warminster

### BA12 7AX

 3  2  2 EPC TBC

## £359,950 Freehold

### DESCRIPTIONS

Cooper and Tanner are delighted to bring to the market this lovely mid terrace residence that has been lovingly looked after by the present owner. The deceptive accommodation is tastefully decorated throughout and comprises entrance hall, cloakroom, lounge / dining room, conservatory, kitchen, landing, three bedrooms, bathroom. Outside to the front is a lovely lawned garden with various planting and walling. At rear is a low maintenance garden enclosed with fencing. A private drive provides parking and gives access to the single garage.

### LOCATION

Sutton Veny lies at the head of the Wylve Valley and has local amenities that include village church, public house, village hall, playing fields and an exceptional primary school. Warminster town centre lies approximately 2 miles distant and has a fantastic Private School with boarding available. The town also enjoys 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 Center Parcs, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

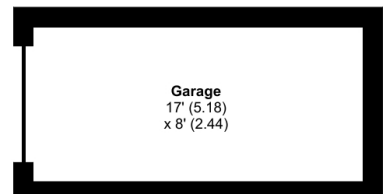
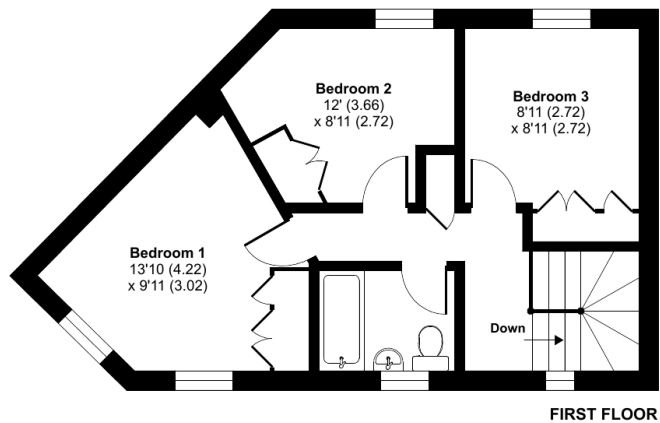
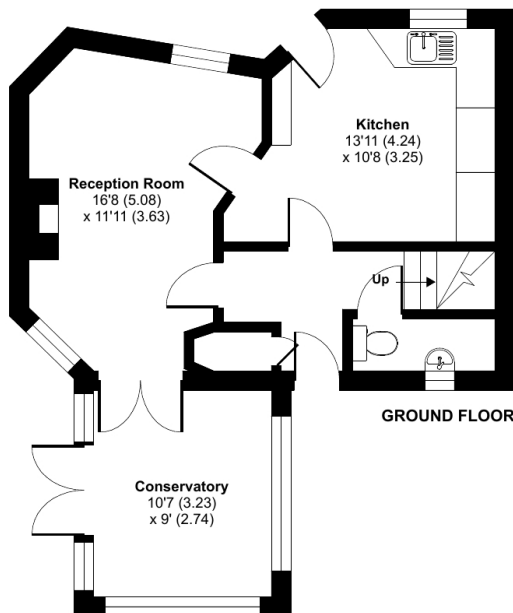




## Dymocks Lane, Sutton Veny, Warminster, BA12

Approximate Area = 1090 sq ft / 101.3 sq m (includes garage)

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: 1058005

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