

# Middleton Close

Warminster, BA12 8JT

COOPER  
AND  
TANNER

It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:

## £260,000 Freehold

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## Warminster

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### DESCRIPTION

This three bedroom end of terrace house is quietly located in small cul de sac. It is a good size throughout and well presented. It benefits from a kitchen/diner and also has a conservatory. It benefits from parking and comes to the market with NO ONWARD CHAIN. In brief the accommodation comprises an entrance hall with the stairs rising to the first floor. A door leads into the sitting room which is a good size and leads in turn to the kitchen/diner. The Kitchen offers a range of wall and base units with a space for a cooker with extractor over, space for a dishwasher, washing machine and fridge/freezer. At one end there is room for a dining table and there is an under stairs cupboard. Leading from the kitchen there is a conservatory which is a good size and is heated. There is a door giving access to the rear garden. On the first floor there are three bedrooms, two of which are doubles and one single bedroom. There is a family bathroom.

### OUTSIDE

The front of the property is approached with steps leading up to the front door. There is a garden to the side which is laid to lawn and enclosed to one side with hedging. There is also an area of lawn to the side of the house. The rear garden is privately enclosed by fencing and laid to patio for easy maintenance. There is a rear gate which leads to a parking area suitable for 2 cars.

### COUNCIL TAX

Band 'C'

### 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.



WARMINSTER OFFICE

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