

# Ashley Place

Warminster, BA12 9QJ

COOPER  
AND  
TANNER



## £239,950 Freehold

This two bedroom semi detached bungalow is situated in a popular location on the outskirts of the town close to countryside walks. It offers a fitted kitchen and a good sized lounge/diner. In addition there is a lobby area which could be used as a utility room. It offers a private easy maintainable private garden to the rear. There is driveway parking and a garage. It is offered with NO ONWARD CHAIN.

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### DESCRIPTION

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### OUTSIDE

At the front of the property there is a garden that wraps enclosed by dwarf walling and is laid to lawn. There is a driveway with access to the garage. A path at the side leads to the front door. At the back the garden is paved , fully enclosed by fencing and there is gated access to the side.

### COUNCIL TAX

Band ' B '

### 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.









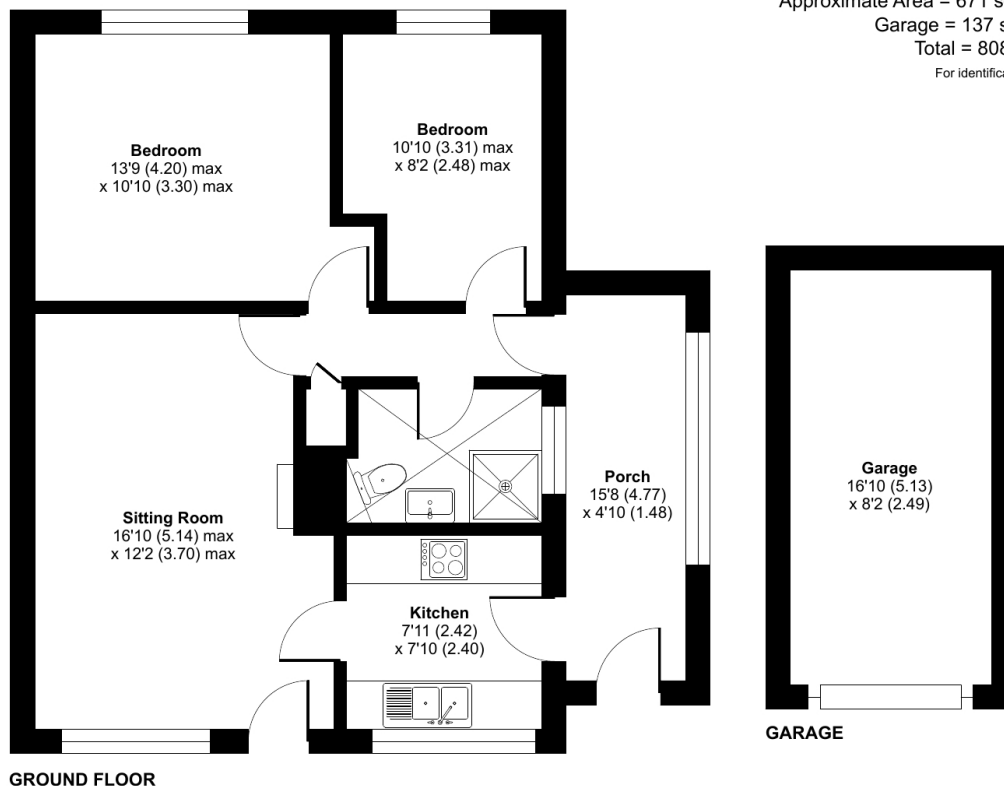
## Ashley Place, Warminster, BA12

Approximate Area = 671 sq ft / 62.3 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 808 sq ft / 75 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1395064

### WARMINSTER OFFICE

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TANNER**

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