

# Beech Grove

Warminster, BA12 0AB

COOPER  
AND  
TANNER



## £325,000

This three bedroom detached house is located close to the town centre and all its amenities. The property offers good sized family accommodation and has lots of potential. It benefits from two bathrooms and a good sized conservatory. There is driveway parking at the front for two to three cars and a garage.

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### BA12 0AB

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### DESCRIPTION

This three bedroom detached house is located close to the town centre and all its amenities. The property offers good sized family accommodation and has lots of potential. It benefits from two bathrooms and a good sized conservatory. There is driveway parking at the front for two to three cars and a garage. In brief the accommodation comprises: Entrance porch, downstairs shower room, sitting room leading into a dining area, kitchen, utility room and a large conservatory which has a door into the back of the garage. Leading upstairs there is a separate cloakroom and a separate bathroom and three bedrooms.

### OUTSIDE

At the front of the property there is parking for 2/3 cars and access to the garage. Also there is an electric car charger. At the rear there is an enclosed rear garden with patio and gravel area for easy maintenance. There is a greenhouse and a shed. There is a garden arch and lots of borders fully stocked with various shrubs and plants.

### COUNCIL TAX

Band ' D '

### 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.







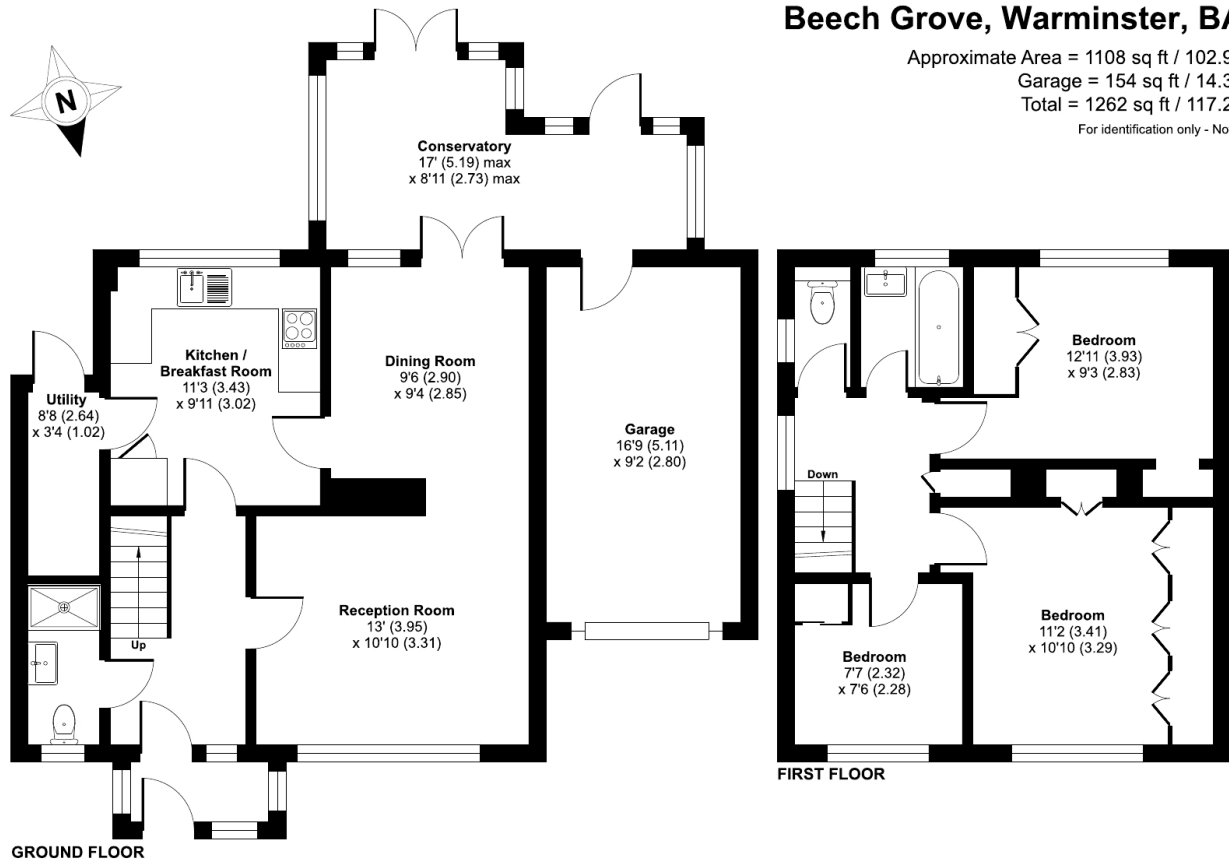
## Beech Grove, Warminster, BA12

Approximate Area = 1108 sq ft / 102.9 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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: 1272167

### WARMINSTER OFFICE

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