

# The Beeches

Warminster, BA12 8LD

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:



£310,000 Freehold

3 1 2 EPC D

## Description

An opportunity to purchase this three bedroom semi detached house set in the popular residential development of The Beeches. It is tucked away and benefits from a good sized kitchen/diner and a conservatory. The garden is totally private and it offers a garage and driveway parking. It comes to the market with NO ONWARD CHAIN. The accommodation comprises an entrance hall, sitting room, kitchen/diner, conservatory, downstairs cloakroom. There is an internal door leading to the garage. Upstairs there are three bedrooms and a bathroom. The master bedroom has an en-suite. Outside the garden is a great size and offers a driveway with parking for two cars and a garage.



## The Beeches, Warminster, BA12

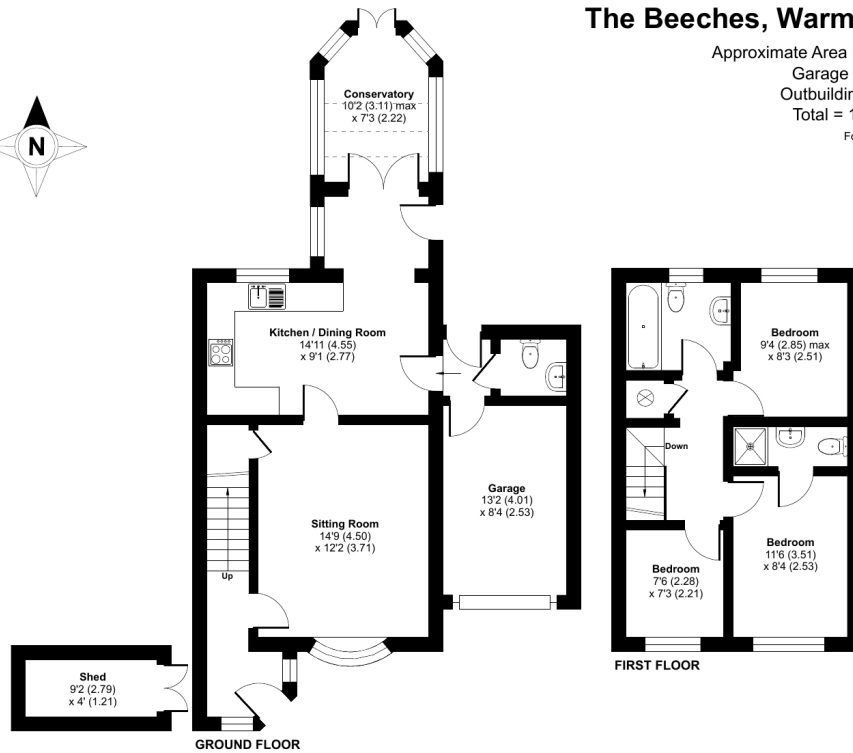
Approximate Area = 949 sq ft / 88.1 sq m

Garage = 113 sq ft / 10.4 sq m

Outbuilding = 36 sq ft / 3.3 sq m

Total = 1098 sq ft / 101.8 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). © nichcom 2025. Produced for Cooper and Tanner. REF: 1319043



### Features

- Semi detached house
- Kitchen/diner
- Sitting Room
- Downstairs cloakroom
- Conservatory
- Three Bedrooms
- Bathroom & En-Suite
- Generous garden
- Garage & driveway parking
- No onward chain

### Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating D

#### WARMINSTER OFFICE

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