

Broadwood Close

Warminster, BA12 8PL

COOPER
AND
TANNER



£240,000 Freehold

Cooper and Tanner are pleased to bring to market a completely renovated to a high standard two bedroom terraced property which offers no onward chain. Situated in a quiet cul-de-sac location, the property benefits from new double glazed windows, a newly installed combi boiler and new integrated kitchen appliances. Viewings are highly advised.

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DESCRIPTION

You enter the property via a porchway which has spaces for shoes & coats as well as a door into the main reception room. From there you will find a new and tasteful kitchen with a range of newly integrated appliances including boiling tap, fridge freezer and dishwasher as well as double doors which lead into the enclosed rear garden. Upstairs, there are two bedrooms, with the principle bedroom having large inbuilt storage, and bathroom with heated towel rail.

OUTSIDE

At the front of the property, there is space for 2 cars and bin storage. In the rear garden there is a well maintained patio, lawn and shed.

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.

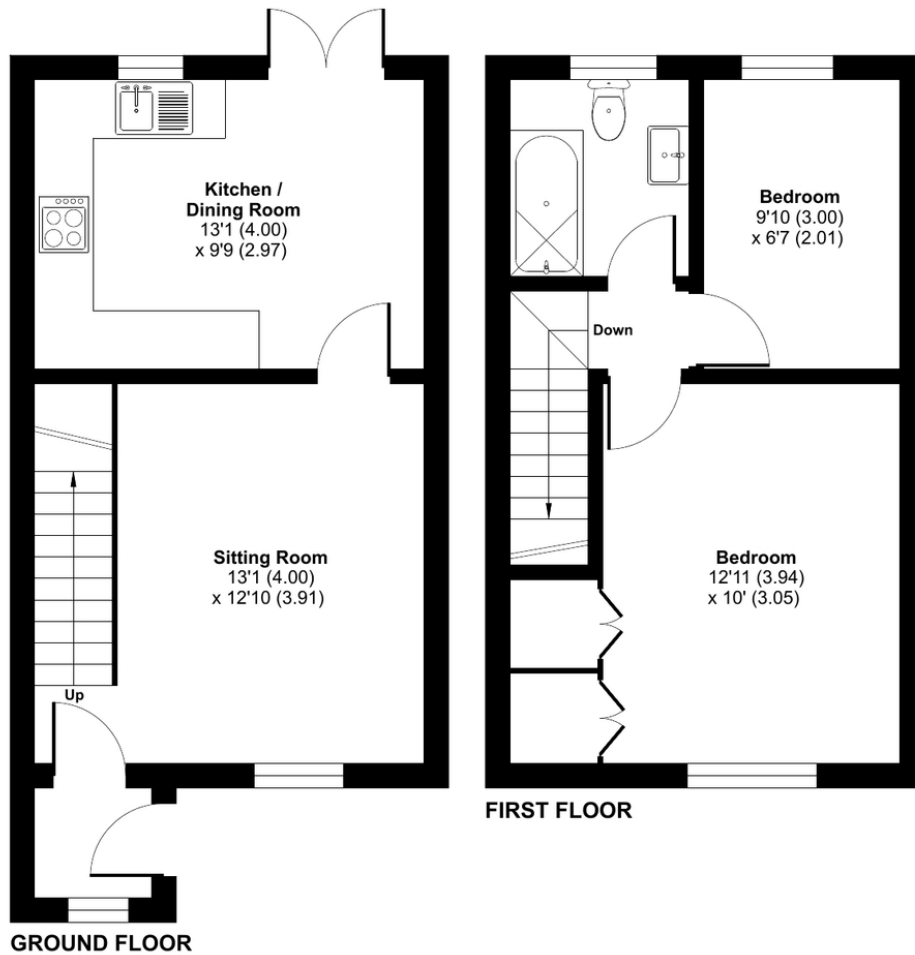




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Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Cooper and Tanner. REF: 1354604

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