

Lower Marsh Road

Warminster, BA12 9PB

COOPER
AND
TANNER



£685,000 Freehold

Cooper and Tanner are pleased to bring to the open market this extremely spacious detached residence that is situated in a private development consisting of three homes in a gated cul de sac. The accommodation is arranged over three floors and comprises a hall, cloakroom WC, lounge, dining room, kitchen/breakfast room, utility room, five bedrooms, en-suite, family bathroom, parking, double garage and gardens with views overlooking fields. Viewing highly advised.

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DESCRIPTION

Cooper and Tanner are pleased to bring to the open market this extremely spacious detached residence that is situated in a private development consisting of three homes in a gated cul de sac. This lovely home has many appealing features including air source heating, oak flooring and doors, and granite tops. The lounge and kitchen have bi fold doors to the south facing rear garden. Some of the bedrooms have fitted wardrobes with the master room also having an en-suite shower room. The property has parking to the front with access to the double garage. A side path leads round to the south facing rear garden that backs onto a field. Viewing highly advised.

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LOCATION

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

COUNCIL TAX

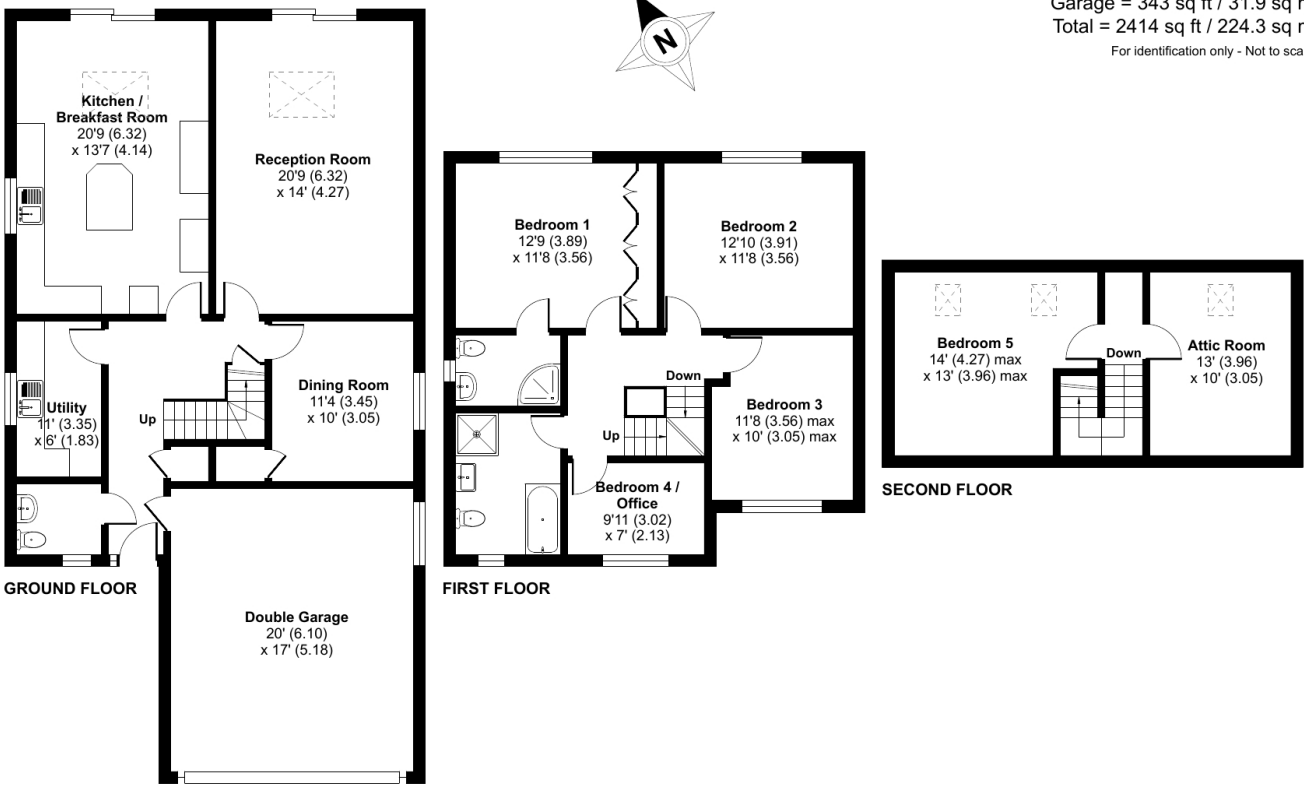
Band F





Lower Marsh Road, Warminster, BA12

Approximate Area = 2071 sq ft / 192.4 sq m
 Garage = 343 sq ft / 31.9 sq m
 Total = 2414 sq ft / 224.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1036950

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