

Beech Grove

Warminster, BA12 0AB

COOPER
AND
TANNER



£255,000 Freehold

Cooper and Tanner are pleased to present this three bedroom, semi-detached house situated in the popular Beech Grove estate with the benefit of No Onward Chain. The property, which is in need of some modernisation, offers good accommodation throughout as well as off street parking and a large south facing garden.

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DESCRIPTION

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OUTSIDE

The property, which is situated close to the town centre and local amenities offers off street parking and a single garage. At the rear of the property, there is a enclosed & private south facing garden with a large patio area which has been well maintained by the current owners.

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.







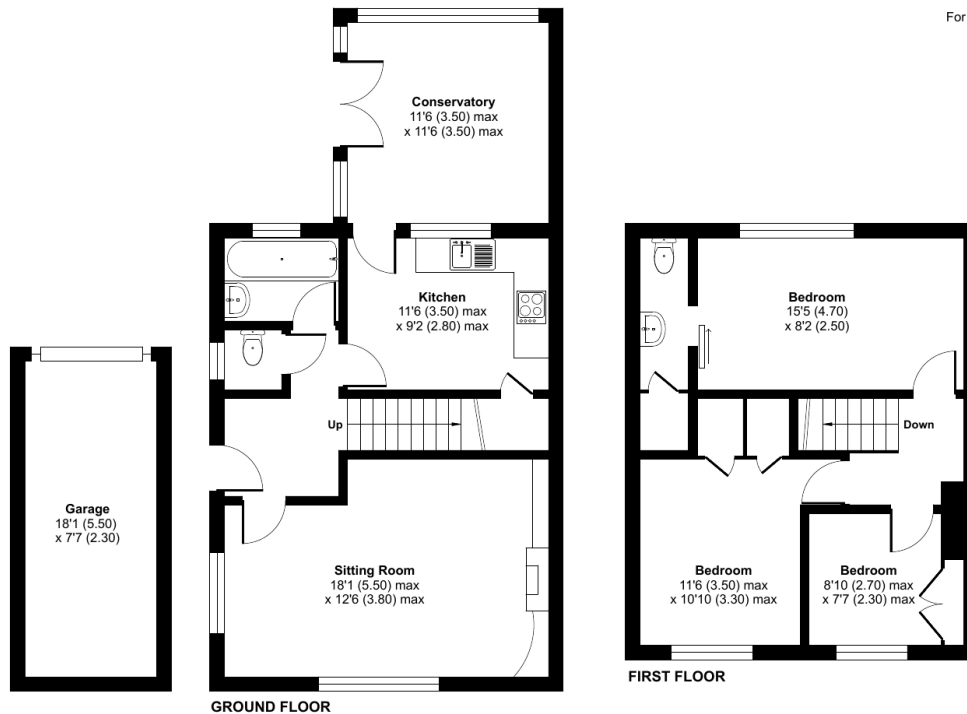
Beech Grove, Warminster, BA12

Approximate Area = 1039 sq ft / 96.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 1175 sq ft / 109.1 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: 1284858

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