

Newport

Warminster, BA12 8RH

COOPER
AND
TANNER



£385,000 Freehold

This beautiful three bedroom home is located in a sought after area close to the town centre. It has been tastefully updated to a very high standard by the current owners. The property offers good sized accommodation throughout and would be ideal for a family. It offers a light and airy Sitting Room with a feature fireplace with a wood burner and French Doors to the rear garden. The Kitchen and Bathroom have been re fitted. Outside there is a private rear garden that has been designed for entertaining and easy maintenance. Early viewing is highly recommended.

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DESCRIPTION

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OUTSIDE

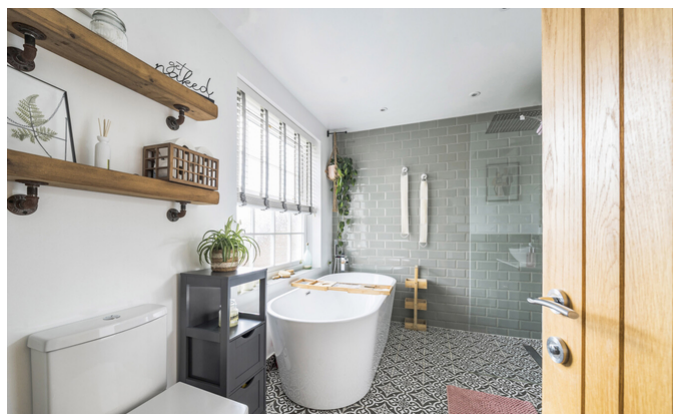
At the front of the property there is parking for two cars and access the garage with a roller door (partly converted). At the rear the garden is a particular feature . It is fully enclosed and has a large patio for entertaining . There are raised borders to either side full of established shrubs. A lawn with stepping stones which leads to a large decked area with an under covered Pegula perfect for seating and relaxing. There is a personal door into the garage which has been divided into a utility room and then a door into other half of the garage for storage,

COUNCIL TAX

Band ' E '

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.







Newport, Warminster, BA12

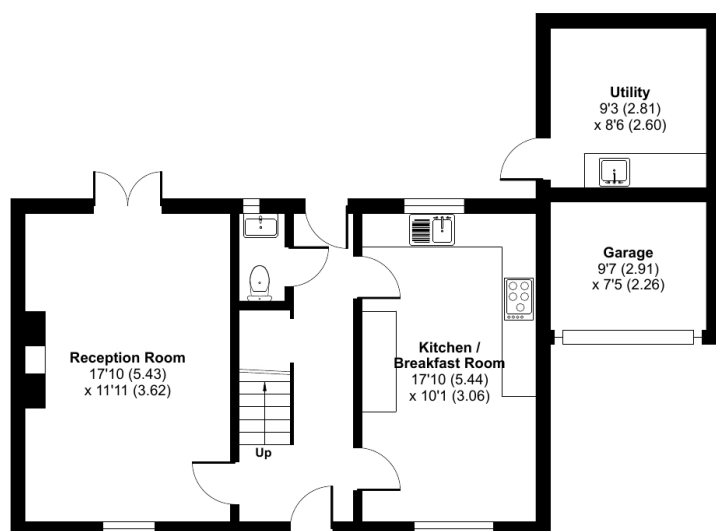
Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 67 sq ft / 6.2 sq m

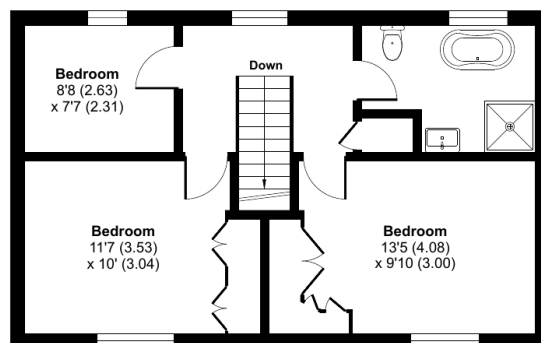
Outbuilding = 83 sq ft / 7.7 sq m

Total = 1200 sq ft / 111.4 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: 1356318

WARMINSTER OFFICE

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