

# Westbury Road

Warminster, BA12 0AN

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TANNER



**£485,000 Freehold**

An exceptional extended semi detached period residence set a generous plot on the desirable Westbury road. The home enjoys a generous established rear garden along with a large gravel driveway providing parking, turning and access to the detached garage and workshop. Some modernisation and updating required. No Chain

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## Warminster

### BA12 0AN

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## £485,000 Freehold

### DESCRIPTION

An exceptional extended semi detached period residence set a generous plot on the desirable Westbury road and offered with no onward chain. This substantial home provides very spacious family living throughout. The property does require an element of further enhancement and updating however is perfectly habitable in its current form. The accommodation comprises a storm porch, entrance hall with stairs to first floor, sitting room with fitted storage and doors to out to the rear, dining room with bay window and shelving, fitted kitchen with integrated appliances and access to the garden room, study / bedroom and ground floor WC. On the first floor a landing gives access to the four bedrooms, ensuite, family bathroom. .

### OUTSIDE

At the front a gravel drive offers parking, turning, and a lawned area of garden with hedging. Detached garage with a workshop behind. The rear garden is a generous size being stocked with a wide variety of established hedging, trees and shrubs that all offer a degree of privacy.

### 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

### TAX BAND

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## Westbury Road, Warminster, BA12

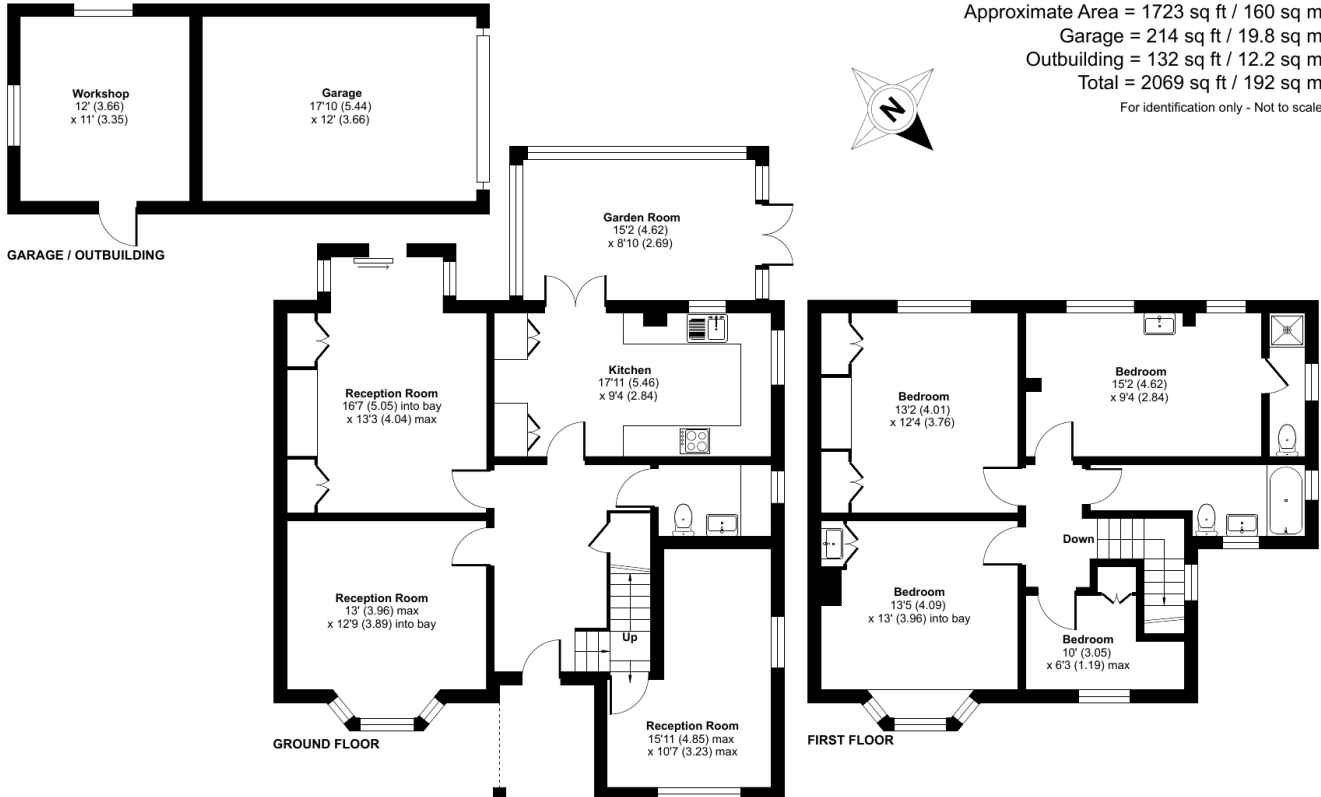
Approximate Area = 1723 sq ft / 160 sq m

Garage = 214 sq ft / 19.8 sq m

Outbuilding = 132 sq ft / 12.2 sq m

Total = 2069 sq ft / 192 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1162398

### WARMINSTER OFFICE

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