

# Willow Crescent

Warminster, BA12 9LH

COOPER  
AND  
TANNER



## £380,000 Freehold

An extended detached two bedroom bungalow that has also been reconfigured to provide better and comfortable accommodation. The home is located in a cul de sac that is on the desirable Salisbury side of the town and close to woodland walks and the local grocery shop. Outside are generous low maintenance grounds along with ample private parking and garage. Gas central heating and double glazing.

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## Warminster

### BA12 9LH

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## £380,000 Freehold

### DESCRIPTION

Cooper and Tanner are pleased to offer this generous, extended detached two bedroom bungalow that has also been reconfigured to provide better and comfortable accommodation. The property is located in a cul de sac on the desirable Salisbury side of the town, and is close to woodland walks and the local grocery shop. The accommodation comprises a storm porch with entrance door giving access to the entrance hall with doors leading to the main living room with an opening to the dining area at the front, and the rear sun room / conservatory that has glazing and doors to the rear. There are two bedrooms, one with built in storage and the main room having an en-suite shower room. The kitchen is fitted with a range of wall and base units with integrated appliances including an oven and hob. Gas fired central heating and double glazing.

### OUTSIDE

At the front, a drive provides parking for two cars and gives access to the garage. A side path leads round to the generous low maintenance garden that incorporates paved and concrete areas along with a vegetable patch area. Greenhouse and shed. The grounds are enclosed by hedging and fencing.

### GARAGE

Single with up and over door, power, light and rear door.

### PARKING

Driveway parking provides two parking spaces.

### 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.

### TAX BAND

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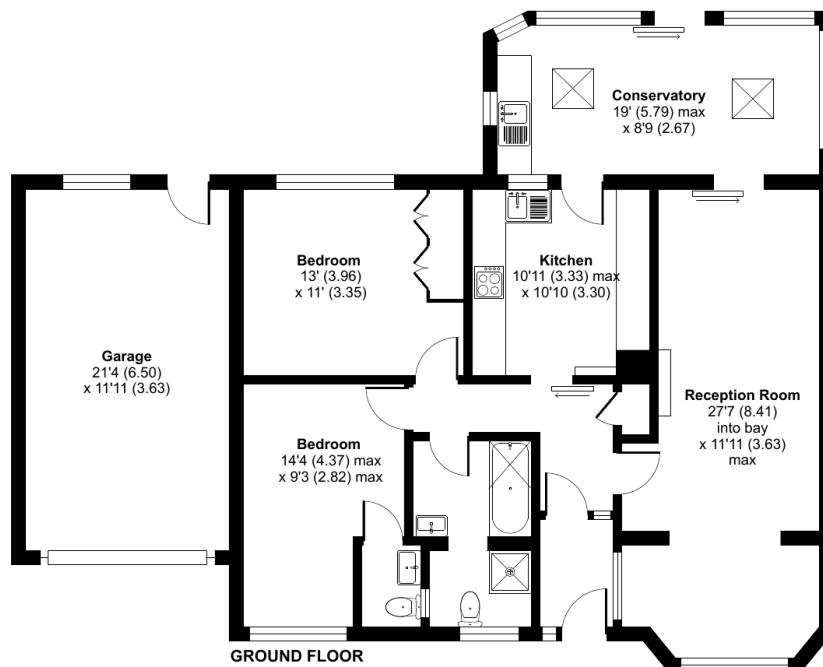
## Willow Crescent, Warminster, BA12

Approximate Area = 1077 sq ft / 100 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1333 sq ft / 123.7 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 2024. Produced for Cooper and Tanner. REF: 1182289

### WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

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