

Hillbourne Close

Warminster, BA12 0BL

COOPER
AND
TANNER



£399,950 Freehold

A well presented three bedroom detached family home which has been maintained to a very high standard by its current owner. It is located in a quiet residential development yet within easy walking distance of the town centre and its amenities. The property offers good sized accommodation throughout and in addition has a conservatory. Full gas central heating and uPVC double glazing. It is a corner plot and boasts a good sized privately enclosed rear garden. There is a garage with driveway parking. Offered with NO ONWARD CHAIN.

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DESCRIPTION

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OUTSIDE

The front of the property is approached over a driveway which provides parking which gives access to the front and to the garage. St the side there is a gate which leads to the rear garden. The garden is set in a corner plot so boasts a good sized garden, there is a large lawn privately enclosed by fencing. A large patio area is enclosed by dwarf walling and a path and steps lead up to a large covered pergola and also a seated deck area.

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

'D'





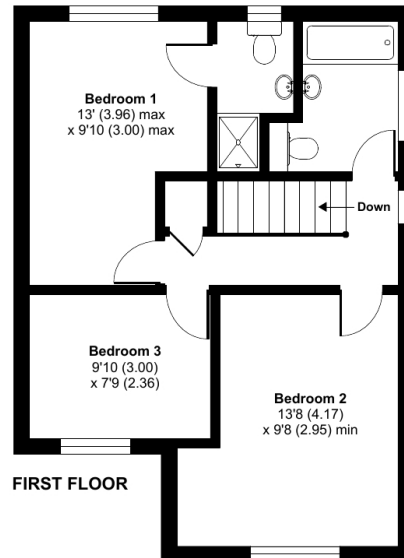
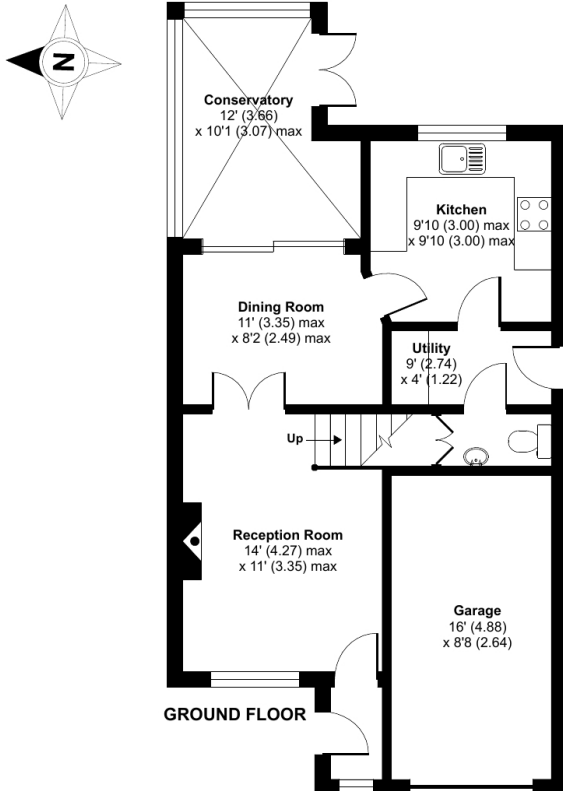
Hillbourne Close, BA12

Approximate Area = 1060 sq ft / 98.5 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1203 sq ft / 111.7 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 2023. Produced for Cooper and Tanner. REF: 1020821

WARMINSTER OFFICE

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