

Ebble Crescent

Warminster, BA12 9PF

COOPER
AND
TANNER



£325,000 Freehold

We are pleased to offer for sale this three bedroom detached property which is set in a sought after location in a quiet cul de sac close to open countryside and riverside walks. The property offers flexible living accommodation throughout. It has lots of potential with a downstairs room with its own entrance, it could be used as an office or a separate bedroom. Outside there are gardens to the front, side and rear. The rear garden offers far reaching views over countryside. There is a garage and a driveway.

Ebble Crescent

Warminster

BA12 9PF

 3  2  1 EPC D

£325,000 Freehold

DESCRIPTION

We are pleased to offer for sale this three bedroom detached property which is set in a sought after location in a quiet cul de sac close to open countryside and riverside walks. The property offers flexible living accommodation throughout. It has lots of potential with a downstairs room with its own entrance, it could be used as an office or a separate bedroom. Outside there are gardens to the front, side and rear. The rear garden offers far reaching views over countryside. There is a garage and a driveway. In brief on the first floor the accommodation comprises an entrance porch which wraps around with a utility area at one end and provides access to the rear garden. From the entrance porch there is access in the hallway with doors leading to a separate bathroom and cloakroom. There are three bedrooms. At the back you will find the sitting room and the kitchen which is fitted with a range of wall and base units with a built in cooker with a gas hob and extractor over. From the kitchen there is a door leading to the utility area. On the ground floor there is a separate entrance into a room which can be used as an office or a bedroom as it has plumbing. There is an entrance hall and a downstairs cloakroom.

OUTSIDE

At the front of the property there is a driveway providing parking then leads to the garage. There are steps at the side that lead up to the entrance. At the rear of the property there is a lovely garden which is privately enclosed. Steps lead up to a patio area then there is a lawn and borders fully stocked with plants and shrubs.. At one side there is a good sized area which could be used for storage sheds. The garden is a good size and has wonderful views across the woods and fields.

COUNCIL TAX

Band ' D '

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.





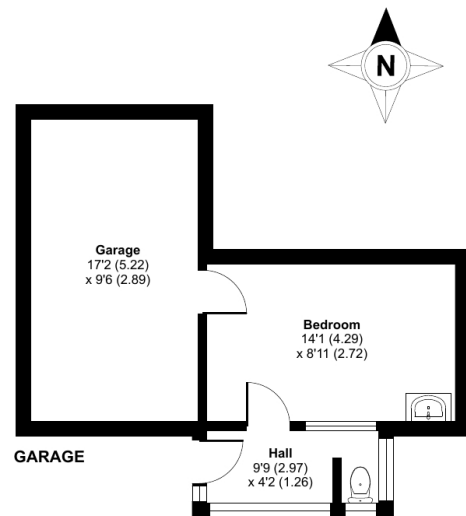
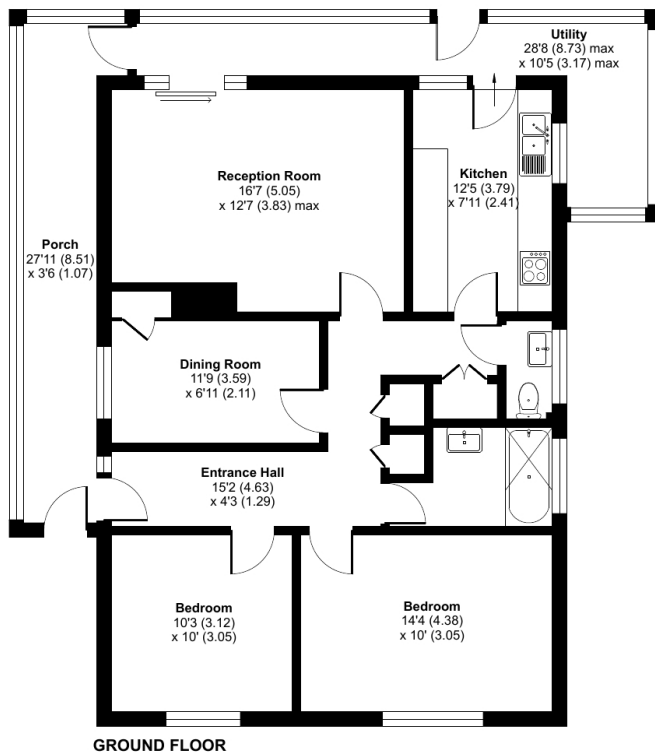
Ebble Crescent, Warminster, BA12

Approximate Area = 1169 sq ft / 108.6 sq m

Garage = 337 sq ft / 31.3 sq m

Total = 1506 sq ft / 139.9 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: 1305617

WARMINSTER OFFICE

Telephone 01985 215579

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

warminster@cooperandtanner.co.uk

**COOPER
AND
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



RICS



OnTheMarket