

The Beeches

Warminster, BA12 8LD

COOPER
AND
TANNER



£350,000 Freehold

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DESCRIPTION

An opportunity to purchase this three bedroom detached house set in the popular residential development of The Beeches. It is quietly tucked away and benefits from NO ONWARD CHAIN. It benefits from a kitchen/breakfast room and a separate dining room. It offers good sized accommodation and has a private enclosed rear garden and a garage with driveway parking. In brief the accommodation comprises an entrance hall, cloakroom, sitting room, dining room with French doors into the rear garden, Kitchen/breakfast room fitted with a range of wall and base units with fitted work surface over. Integrated cooker with hob over and extractor. Space and plumbing for a washing machine, tumble dryer and dishwasher. There is a dining end with a window and door to the rear garden. Leading upstairs there are three bedrooms, the master offers an en-suite shower room and there is a family bathroom.

OUTSIDE

The property is approached over a driveway with parking which leads to the garage. There is an area of lawn to the side with various shrubs. Gated access leads round to the rear garden. At the back it is enclosed with panelled fencing. There is a Summer House at the end of the garden in the corner. The garden has a patio. There are borders with lots of established trees, shrubs and plants.

COUNCIL TAX

TBC

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.







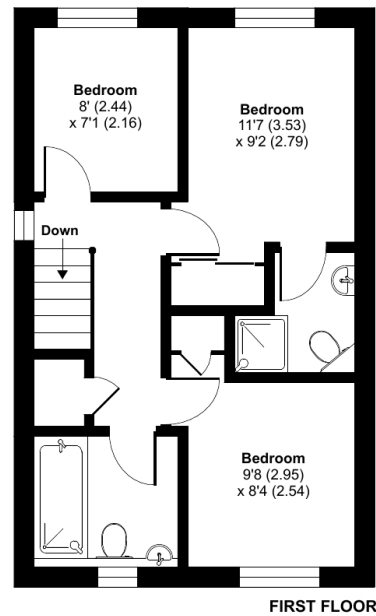
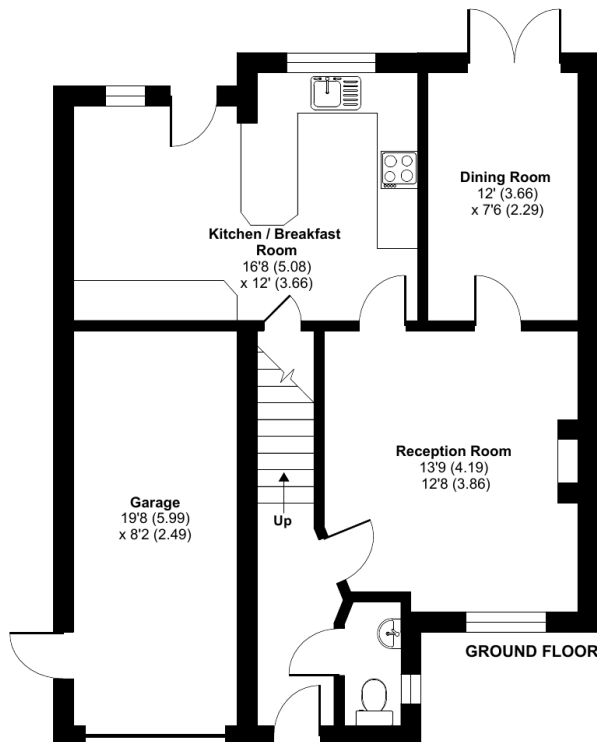
The Beeches, Warminster, BA12

Approximate Area = 996 sq ft / 92.5 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1156 sq ft / 107.3 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). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1232828

WARMINSTER OFFICE

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