



FOREST MARBLE
PROPERTY SALES & LETTINGS



FOREST MARBLE
PROPERTY SALES & LETTINGS



FOREST MARBLE
PROPERTY SALES & LETTINGS



FOREST MARBLE
PROPERTY SALES & LETTINGS

Swaledale Road, Warminster

£335,000

Council Tax Band E Tax Price £2,566 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Call Forest Marble 24/7 to book your viewing on this stunning family home located in a desirable area. This modern property offers a generous comfortable and stylish living space, perfect for families or those looking to work from home. Boasting four generous bedrooms, ensuite and family bathroom. Perfect for entertaining guests or spending quality time with family the flexible living space downstairs is just what you are looking for. The kitchen is a chef's dream, featuring modern appliances, ample storage space, and a stylish breakfast bar. Situated in a prime location, this property offers easy access to local amenities, schools, and transport links. The nearby town center provides a range of shops, restaurants, and entertainment options, ensuring you have everything you need right at your doorstep.

What The Owner Loves

Having lived here for 10 years we love our family home, unfortunately as our family grows up and our needs have changed we are sad to be moving on. We have great neighbours and when we first saw the plot we knew it was ideal for bringing up a young family and we have not been disappointed since. We really enjoy the fact that all of the bedrooms are a decent size so their are no arguments amongst the boys! The downstairs works so well for us with the generous lounge / diner ideal for cinema nights and it opens out into the garden which is great when friends are around. Working from home, as we do, is perfect with the addition of the study and the spacious kitchen with added utility room is great. We will always have fond memories of living here and it has a special place within our hearts.

Key Features

- Modern Four Bed Family Home
- Garage and Parking
- Generous Accommodation
- Great Natural Light
- Work From Home
- En-suite and Utility Room



Rooms

Entrance Hall

9' x 15'5" (2.74m x 4.72m)

Lounge / Diner

10'9" x 21'5" (3.32m x 6.55m)

Study

10'5" x 11'4" (3.20m x 3.47m)

Cloakroom

3'10" x 5'8" (0.94m x 1.77m)

Kitchen / Breakfast Room

15'9" x 14'8" (4.85m x 4.51m)

Utility Room

5'10" x 6'10" (1.55m x 1.86m)

First Floor Landing

12'10" x 7'6" (3.69m x 2.32m)

Bedroom 1

11'4" x 11'4" (3.47m x 3.47m)

Ensuite

8'6" x 4'6" (2.62m x 1.40m)

Bedroom 2

10'9" x 11'6" (3.32m x 3.54m)

Bedroom 3

10'10" x 9'10" (3.08m x 2.77m)

Bedroom 4

10'8" x 9'9" (3.29m x 3.02m)

Family Bathroom

6'9" x 6'3" (2.10m x 1.92m)

Garage and Parking

Garage within a coach house to the rear of the property which has the balance of a 999 year lease outstanding.

Parking to the front of the garage.

Front and Rear Gardens

Space to sit in the sun in the morning to the front of the property and the rear garden is fairly low maintenance with a feature pergola to the rear.

Directions

From the A36 roundabout at Longleat, drive into Warminster along Victoria Road. At the mini roundabout, take the first exit onto Swaledale Road. The house will be on your right hand side.

Agents Notes

Please note, as is common, the property benefits from a garage within a coach house, this has the balance of a long term 999 year lease. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

Call: 01373 482900

Web: www.forestmarble.co.uk

Email: will.parfitt@forestmarble.co.uk

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

