



Minster View, Warminster

£250,000

Council Tax Band C Tax Price £2,071 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual tour and then call Forest Marble 24/7 to book your viewing on this modern family home in a central location in the Wiltshire town of Warminster. The property comprises of three bedrooms, modern bathroom upstairs and downstairs you have a lounge diner with wood burning stove, further reception room with cloakroom to the side and kitchen to the rear. The garden offers plenty of space for the family to enjoy their time together. To interact with the virtual tour please follow the link: [click here](#)

Situation

This property sits within easy walking distance of the town center of Warminster and is a short walk away from pleasant countryside strolls. Warminster town provides a wide range of shopping and leisure facilities including library, sports centre, swimming pool, schools, churches, doctors, dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station with access to the South Coast and London Stations. With the Warminster bypass a short drive away this will give you quick access to Bath, Bristol and Salisbury. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

Key Features

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Woodburning Stove
- Rear Garden
- Walk to Town Center



Rooms

Entrance Hall

6'10" x 3' (1.86m x 0.91m)

Reception

10'4" x 7'10" (3.17m x 2.16m)

WC

4'7" x 6'11" (1.43m x 1.86m)

Lounge / Diner

19'8" x 9'10" (6.03m x 2.77m)

Kitchen

7'6" x 9'8" (2.32m x 2.99m)

First Floor Landing

6'3" x 2'8" (1.92m x 0.85m)

Bedroom

10'10" x 9'2" (3.08m x 2.80m)

Bedroom

8'8" x 10'10" (2.68m x 3.08m)

Bedroom

7'5" x 8'8" (2.29m x 2.68m)

Bathroom

5'6" x 7'8" (1.71m x 2.38m)

Garden

A pleasant rear garden with raised decking, an area of artificial lawn, storage shed and access to the side.

Parking

Block paved driveway to the front of the property.

Directions

Entering Warminster along Victoria road continue along into West Street and then left into Grovelands Way, turn right into Minster View and the property will be found on your right hand side.

Agents Notes

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.

