



DAVIES
& DAVIES

19 WOODMAN MEAD, WARMINSTER, BA12 8TE

£254,750

- 3 BEDROOM DETACHED FAMILY HOME
- PLEASANT OUTLOOK
- 23ft LOUNGE/DINER
- KITCHEN
- BATHROOM WITH SHOWER FACILITIES
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR GARDEN & OUTBUILDING
- PARKING FOR 2 CARS
- EPC RATING D & COUNCIL TAX C

This 3 bedroom detached home offers a good level of space and enjoys a great outlook towards countryside with lovely walks. Positioned in a cul de sac of similar style homes on an edge of town location, the property is also handy for a local convenience store and easy access to the A36.

The accommodation provides an entrance porch, a 23ft lounge/diner and a kitchen with a fitted oven and hob as well as access to the rear garden. Upstairs provides good size bedrooms and a bathroom with shower facilities.

Offered for sale with **NO ONWARD CHAIN**, The property also benefits PVCu double glazing, gas central heating and to the outside an enclosed rear garden with gated access and a useful and substantial outbuilding with plumbing facilities. To the front there is access to the garage space and bloc paved parking in front for 2 cars.

The town of Warminster offers a wide range of shopping and leisure facilities as well as a main line railway station to London Waterloo. The nearby A303 provides excellent road links to London to the east and Exeter to the west and the A36 journey to Salisbury is 14 miles away. Nearby attractions from the village include Longleat House and Safari Park, Shearwater Lake, Stourhead and the Salisbury Plain.

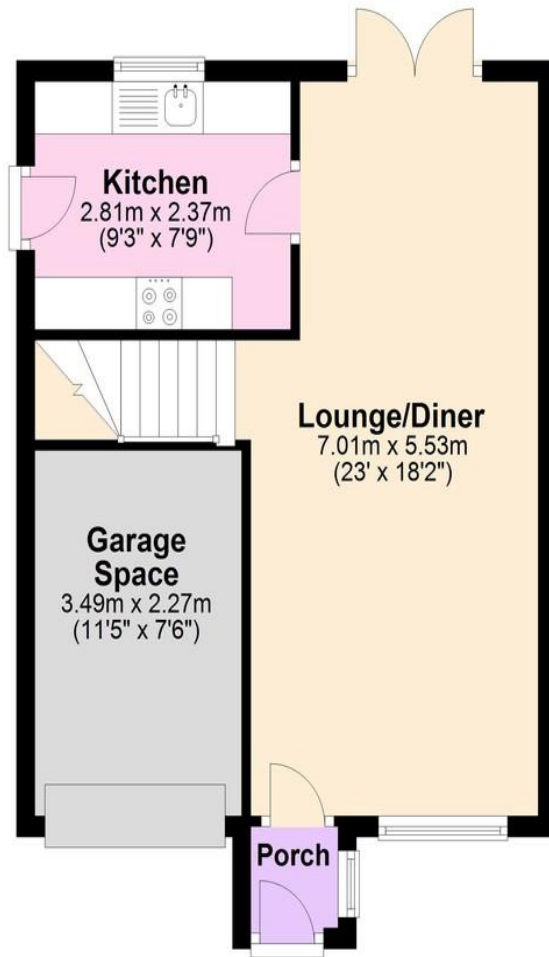
DIRECTIONS

Leave Westbury on the Warminster Road/ A350. After the junction for Upton Scudamore take the first left onto the Westbury Road and follow the road round into Portway. Turn right at the roundabout, straight over the next one and keep to the left past the school into Vicarage Street. The road takes you straight into West Street. At the roundabout take a right into Grovelands Way and right into and right into Minster View. On the left hand side you will find the access into Woodman Mead where the property can be found near the end of the cul de sac on the left hand side.



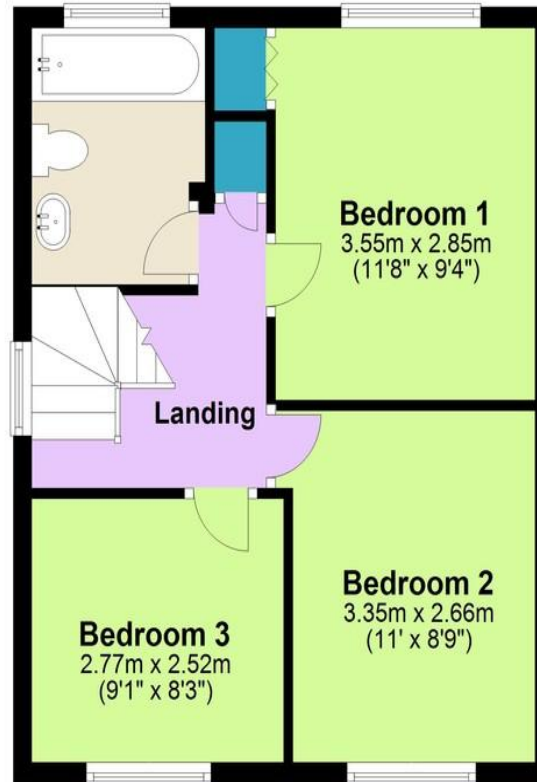
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Note: The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

