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 EPC C

£215,000 Freehold

4 Camellia Drive
 Warminster
 BA12 7RN

**COOPER
 AND
 TANNER**



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Warminster

BA1 2 7RN

 3  2  1 EPC C

£215,000 Freehold

Description

A three bedroom semi-detached home situated in this popular area of the town commanding a corner plot. The property offers open plan living accommodation, a conservatory and a single garage with driveway parking.

The ground floor accommodation comprises; a spacious sitting/ dining room and a separate kitchen that has an array of wall and base units and an integrated oven. To the rear of the property is the conservatory. The first floor provides three bedrooms, two of which are double in size. The bathroom is fitted with a three piece white suite and includes a shower over the bath.

Outside

The garden lies to the rear of the property and is fully enclosed. It has been laid with beautiful slate paving to provide a low maintenance style of outside space. There is also a gate leading to the single garage and driveway. To the front of the property is an additional driveway and area of lawn that runs along the side of the house.

Location

The town of Warminster offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, 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.

Directions

From the Warminster office of Cooper and Tanner, proceed out of the town centre via Market Place and proceed through both sets of traffic lights. Then continue ahead through the next two roundabouts and bear left at The Obelisk onto Vicarage Street. At the roundabout turn right onto Grovelands Way and the turning for Camellia Drive will be shortly after the bend on the left hand side.

Local Information Warminster

Local Council: Wiltshire Council

Council Tax Band: C

Heating: Gas central heating

Services: All services

Tenure: Freehold



Motorway Links

- M3
- M4
- M5



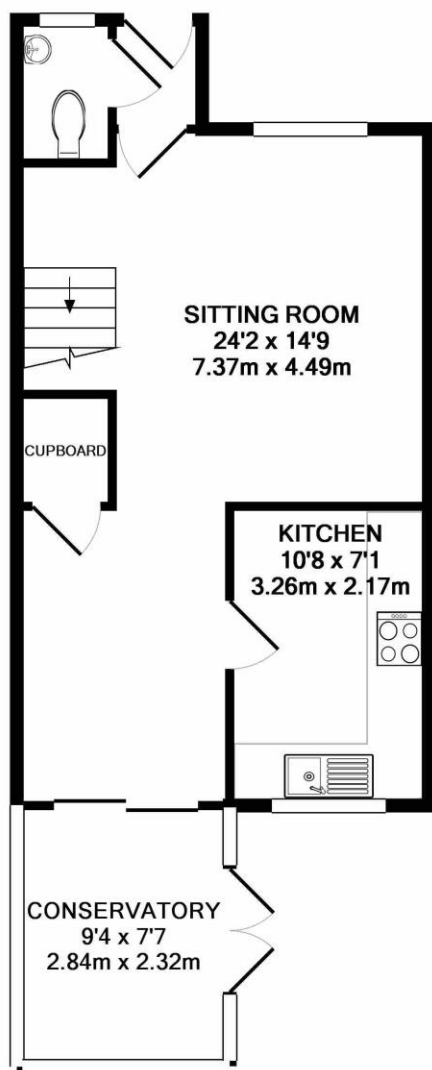
Train Links

- Warminster
- Westbury

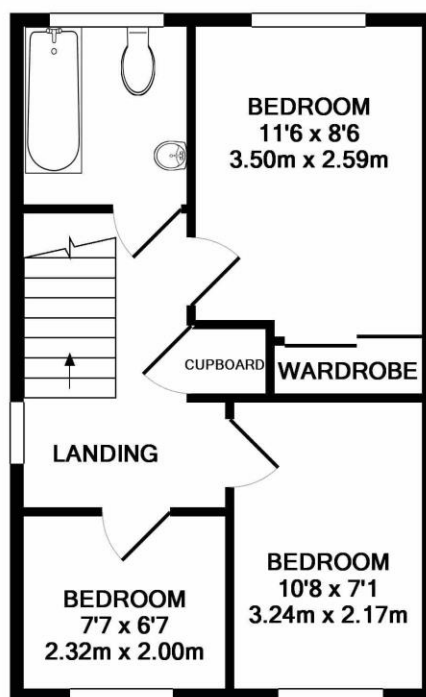


Nearest Schools

- Warminster



GROUND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**COOPER
AND
TANNER**

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