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 EPC D

£439,950 Freehold

21 Westbury Road  
 Warminster  
 BA12 0AW

**COOPER  
AND  
TANNER**



# 21 Westbury Road

## Warminster

### BA12 0AW

 3  2  1 EPC D

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£439,950 Freehold

#### Description

This is a fine example of 1930's detached family home located on the very popular Westbury Road situated on the northern edge of the town with fine countryside and woodland walks from just across the road. The property is presented in good order, enjoying much of its original character and charm, with a large established garden to the rear including a sizeable studio and ample parking and a garage to the side. The accommodation offers a reception hall, sitting and dining room with an open fireplace, conservatory, kitchen, side lobby and utility area, downstairs WC, study, three good sized bedrooms, with an en suite shower to the master bedroom and a family bathroom.

#### Outside

To the front of the property is a large parking area providing parking for several vehicles. This is accessed via some ornate wrought iron gates and leads to the garage which has an up and over door to front, power, lighting and some storage shelving. The South facing rear garden is of a really good size with a large decking area leading out from the house with some steps down onto the lawn. There are numerous established beds of shrubs, fruit bushes and mature trees. There is also a large wooden studio with polycarbonate roofing and Upvc double glazed windows and also enjoys both power and lighting.

#### Location

The property is very well situated on the sought after Westbury Road. 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 agent's office continue through the two sets of traffic lights and at the mini roundabout turn right into Portway. Follow the road around to the left into Westbury Road and Number 21 can be found after a short distance on the left hand side.

#### Local Information Warminster

**Local Council:** Wiltshire Council

**Council Tax Band:** E

**Heating:** Oil fired central heating

**Services:** Private drainage. Mains water, LPG gas (cooker only) and electricity

**Tenure:** Freehold



#### Motorway Links

- M3
- M4
- M5



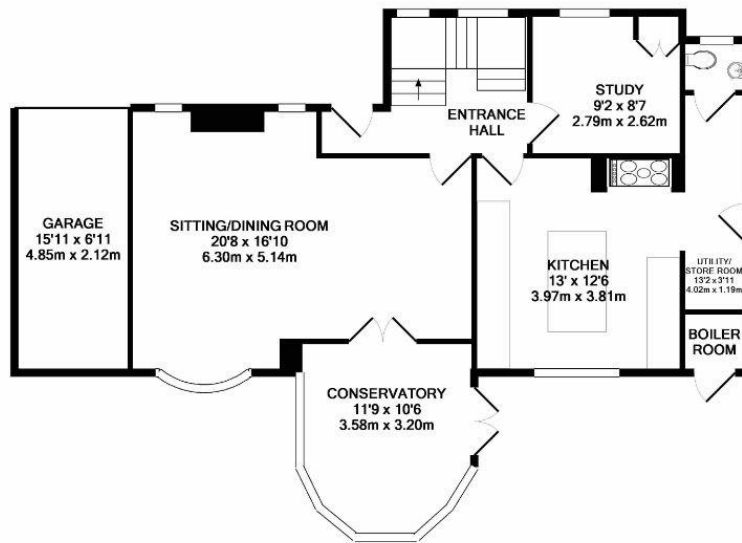
#### Train Links

- Warminster
- Westbury

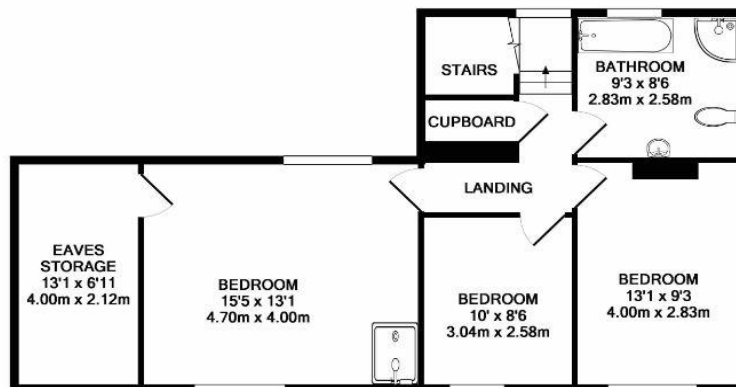


#### Nearest Schools

- Warminster



GROUND FLOOR  
APPROX. FLOOR  
AREA 902 SQ. FT.  
(83.8 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 668 SQ. FT.  
(62.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1570 SQ. FT. (145.9 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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## WARMINSTER OFFICE

Telephone 01985 215579

48/50 Market Place, Warminster BA12 9AN

[warminster@cooperandtanner.co.uk](mailto:warminster@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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