



 2  1  1 EPC D

£195,000 Freehold

50 Camellia Drive
Warminster
BA12 7RR

COOPER
AND
TANNER



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Description

A two-bedroom semi-detached property with parking, a garage and a rear garden in a popular location of Warminster.

As you enter the property you have the kitchen on your right which comprises a range of wall and base units. At the rear of the property is the living room which also has space for a dining table and an under stairs cupboard. There are patio doors that open up into the rear garden. Upstairs there are two double bedrooms and a family bathroom which has been recently updated.

Outside

To the front of the property there is a front garden laid to lawn with a garage and driveway to the side of the property. At the rear of the property there is a garden laid to lawn with mature trees and enclosed with wood panel fencing.

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.

Viewing

Strictly through Cooper and Tanner on 01985 215579.

SM Ref: 28777 25/08/2020

Local Information Warminster

Local Council: Wiltshire

Council Tax Band: B

Heating: Gas central heating

Services: Mains services

Tenure: Freehold



Motorway Links

- M4
- M5



Train Links

- Warminster
- Westbury



Nearest Schools

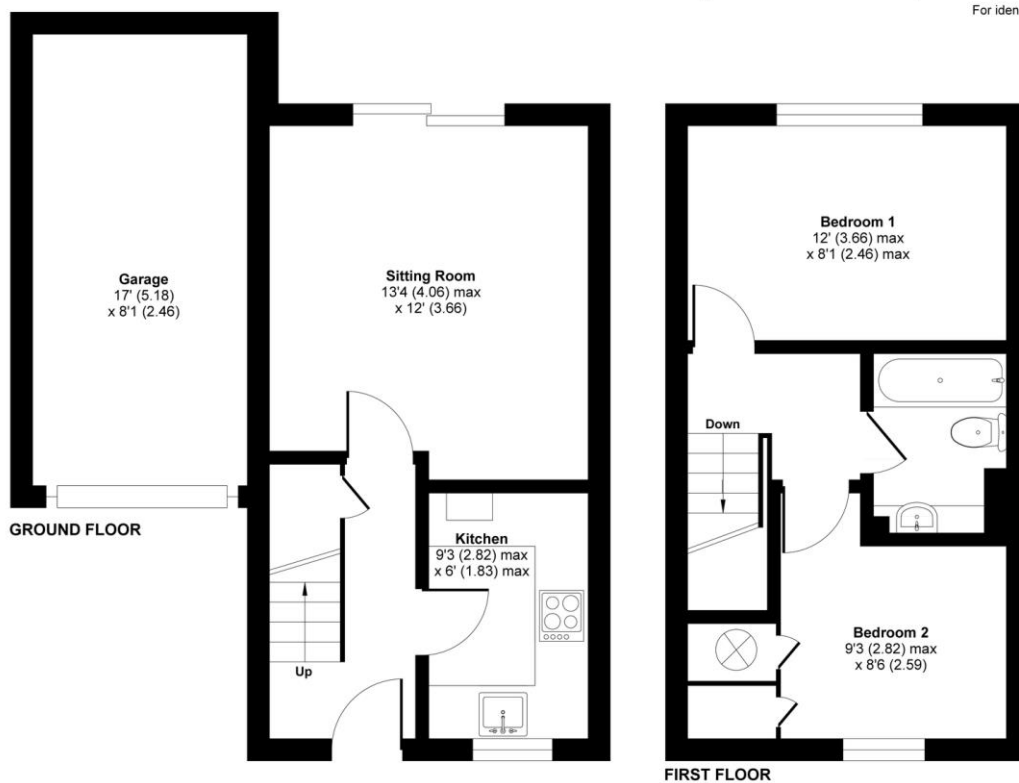
- Warminster



50 Camellia Drive, Warminster, BA12

Approximate Area = 691 sq ft / 64 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Cooper and Tanner. REF: 637738

WARMINSTER OFFICE
telephone 01985 215579
48/50 Market Place, Warminster BA12 9AN
warminster@cooperandtanner.co.uk

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