



**Woodland Road, WARMINSTER BA12 8HJ**

**welcome to**

**Woodland Road, WARMINSTER**

DON'T MISS OUT ON THIS RARE OPPORTUNITY... CALL ALLEN & HARRIS TODAY: 01373 822457

Come and see this stunning three bedroom semi-detached house on Woodland Road, with ample driveway parking and a charming rear garden!





**Ground Floor**



**First Floor**

**Ground Floor**

**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Utility Room**

8' 11" max x 6' 9" max ( 2.72m max x 2.06m max )

**Lounge**

11' 1" max x 11' 6" max ( 3.38m max x 3.51m max )

**Kitchen/ Breakfast Room**

14' max x 11' max ( 4.27m max x 3.35m max )

**Dining/ Family Room**

16' 8" max x 15' 4" max ( 5.08m max x 4.67m max )

**First Floor**

**Landing**

**Bedroom One**

12' 2" max x 11' 11" max ( 3.71m max x 3.63m max )

**Bedroom Two**

10' 9" max x 11' max ( 3.28m max x 3.35m max )

**Bathroom**

**Bedroom Three**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Woodland Road, WARMINSTER

- Stunning Edwardian Three Bedroom Home
- Beautiful Large Rear Garden
- Extended Family Room
- Downstairs Cloakroom & Utility Room
- Feature Fireplace in The Front Room

Tenure: Freehold EPC Rating: C

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/WST106400](https://www.allenandharris.co.uk/Property/WST106400)



Property Ref:  
WST106400 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
allen & harris



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