

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!















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.

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

Radroom Three

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

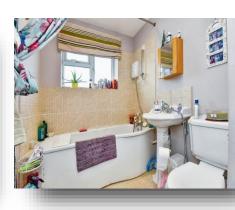
Tenure: Freehold EPC Rating: C

£350,000





view this property online allenandharris.co.uk/Property/WST106400





Please note the marker reflects the postcode not the actual property



Property Ref:

WST106400 - 0007

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. allen & harris



01373 822457



Westbury@allenandharris.co.uk

15A Warminster Road, WESTBURY, Wiltshire, BA13 3PD



allenandharris.co.uk