



Flers Court, WARMINSTER BA12 9NJ

welcome to

Flers Court, WARMINSTER

Introducing this perfect low maintenance two bed bungalow on Flers Court, with dedicated parking in the town of Warminster. Good size private rear courtyard, communal maintained front garden, ample living space in over 60's retirement complex.

Inside

Entrance Hall

Entrance hall to the front.
Front door. Electric radiator.

Shower Room

Fitted shower room.
Double glazed frosted window to the front. WC. Wash hand basin. Shower unit.

Lounge/ Diner

18' 7" max x 10' 9" max (5.66m max x 3.28m max)
Spacious lounge with access to the conservatory.
Double glazed window to the front. Double glazed sliding doors to the rear. TV point. Storage cupboard with water tank.
Electric fireplace. Electric radiator. Loft hatch. Dining table space.

Conservatory

12' 1" max x 11' 1" max (3.68m max x 3.38m max)
UPVC conservatory to the rear with electric points.

Kitchen

11' 5" max x 6' 5" max (3.48m max x 1.96m max)
Fitted kitchen with access to the rear.
Double glazed frosted window and door to the rear. Wall and base units. Sink and drainer. Integrated oven. Four ring electric hob with extractor fan. Plumbing for washing machine. Space for undercounter fridge/freezer.

Bedroom One

10' 9" x 10' 9" (3.28m x 3.28m)
Spacious master bedroom to the rear.
Double glazed window to the rear.

Bedroom Two

7' 7" x 7' 6" (2.31m x 2.29m)
Second bedroom to the front.
Double glazed window to the front. Electric radiator.





Outside

Gardens

Front Garden - Communal front garden.

Rear Garden - Private, enclosed, low maintenance rear garden with rear access.

Parking

Private allocated parking to the front.



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Flers Court, WARMINSTER

- Two bed, stunning over 60's bungalow
- Private low maintained rear courtyard
- Shared maintained front garden
- Dedicated parking
- Easy walk to local amenities and shops

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£195,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
WST107369 - 0006

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