



Swaledale Road, Warminster BA12 8FJ

welcome to

Swaledale Road, Warminster

Welcome to Swaledale Road, a beautiful town house on the edge of Warminster, internally offering four bedrooms, three bathrooms and flexible accommodation. Outside is a beautiful enclosed rear garden, garage and parking.

Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor.
Front door. Radiator.

Cloakroom

Ground floor cloakroom to the front.
Double glazed frosted window to the front. WC. Wash hand basin. Radiator.

Study

9' 3" x 6' 7" (2.82m x 2.01m)
Separate study/ reception room to the front.
Double glazed window to the front. Radiator.

Dining Room

10' 3" max x 9' 4" max (3.12m max x 2.84m max)
Dining room with direct access into the kitchen.
Understair storage. Radiator.

Kitchen

13' 7" max x 8' 1" max (4.14m max x 2.46m max)
Fitted kitchen with access to the rear garden.
Double glazed window to the rear. French doors to the rear. Wall and base units. Sink and drainer. Integrated oven with four ring gas hob and extractor. Space for fridge/freezer. Plumbing for washing machine and dishwasher.





First Floor

Landing

Landing attaching to all first floor areas and stairs to the second floor.
Airing cupboard.

Living Room

13' 8" max x 11' 1" max (4.17m max x 3.38m max)
Good sized living room located on the first floor.
Two double glazed windows to the front. Radiator.

Master Bedroom

13' 8" max x 9' 6" max (4.17m max x 2.90m max)
Master bedroom on the first floor with en-suite access.
Two double glazed windows to the rear. Radiator.

En-Suite

Master en-suite shower room.
WC. Wash hand basin. Shower cubicle.

Second Floor

Landing

Landing attached to the second floor.
Airing cupboard.

Bedroom Two

13' 8" max x 9' 2" max (4.17m max x 2.79m max)
Second double bedroom located on the second floor.
Two double glazed windows to the rear. Radiator.

Bedroom Three

11' 2" x 6' 5" (3.40m x 1.96m)
Third bedroom located on the second floor.
Double glazed window to the front. Radiator.

Bathroom

Fitted family bathroom.
WC. Wash hand basin. Bath tub with shower over. Radiator.

Bedroom Four

7' 9" x 6' 8" (2.36m x 2.03m)
Final bedroom located on the second floor.
Double glazed window to the front. Radiator.

Outside

Garden

Enclosed landscaped rear garden with side access to the parking.
Patio dining area. Artificial grass lawn. Brick wall and wood panel fencing.

Garage

Single garage to the rear.

Parking

Parking to the rear with space for 2 vehicles.



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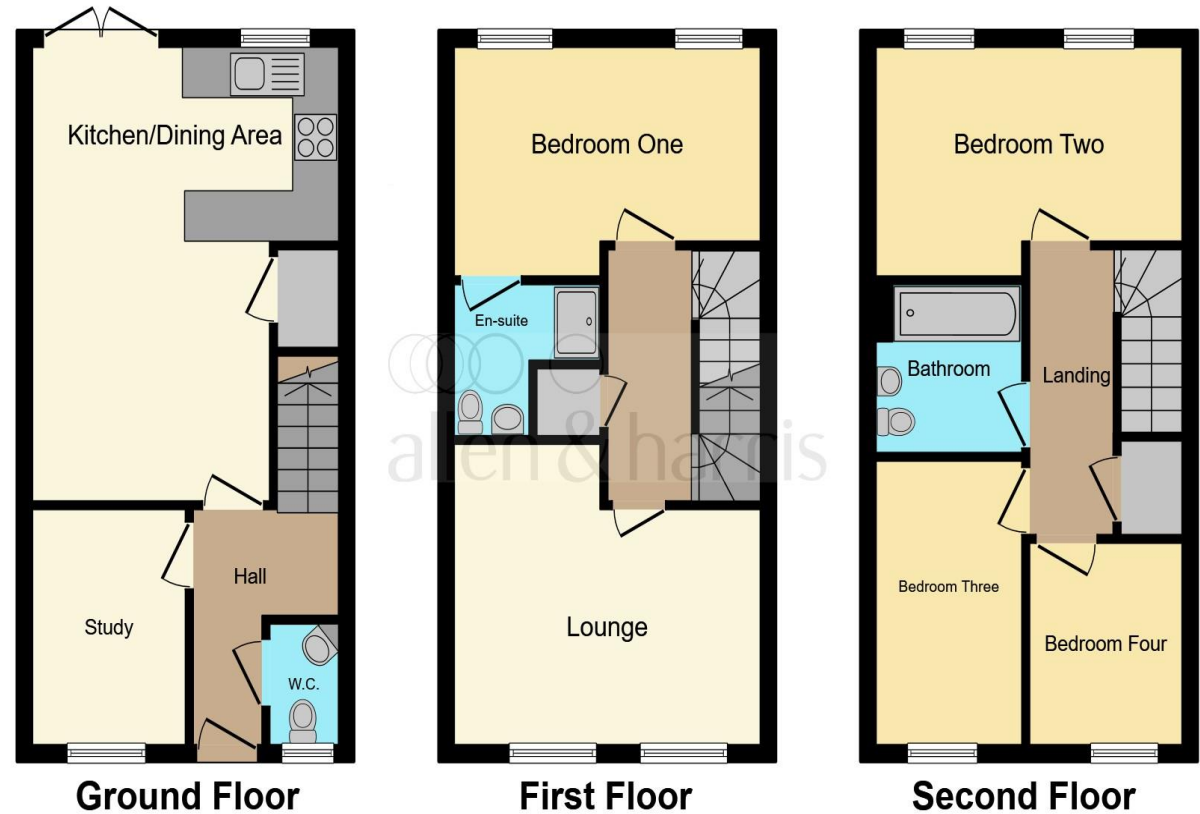
Swaledale Road, Warminster

- Four Bedroom Townhouse.
- Flexible Accommodation Set Across Three Floors.
- Cloakroom, En-Suite & Family Bathroom.
- Landscaped Rear Garden.
- Garage & Parking.

Tenure: Freehold EPC Rating: B

offers over

£300,000



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:
WST107620 - 0003

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