



**CHAFFERS**  
ESTATE AGENTS



**60 Zeals Rise,  
Zeals, Warminster, BA12 6PL**

Offered to the market with no forward chain.

Three-bedroom detached bungalow in a quiet cul-de-sac with countryside views, conservatory, private garden, garage and off-road parking, located in the village of Zeals.

**Offers Around £400,000 Freehold**

Council Tax Band: C

# 60 Zeals Rise, Zeals, Warminster, BA12 6PL



## Description

Situated in a quiet cul-de-sac, this three-bedroom bungalow offers well-proportioned accommodation with countryside views.

The property comprises a bright living room and a fitted kitchen with a range of wall and base units, quartz overlay worktops, ceramic hob, electric double oven, and space for a dishwasher and washing machine. There are three bedrooms, a conservatory, and a wet room fitted with a low-level WC, shower, and heated towel rail.

Outside, the property benefits from a private rear garden with side access, pergola, oil tank, and far-reaching rural views, along with a variety of trees, shrubs, and planted borders. To the front, there is a lawned garden with borders. The property also includes a garage and off-road parking.

## Situation

Located in the village of Zeals, the property benefits from a local community feel with amenities including a village hall, primary school, and public house. The nearby towns of Mere, Gillingham, and Shaftesbury provide a wider range of facilities including supermarkets, shops, healthcare services, and schooling. Gillingham also offers a mainline railway station with direct links to London Waterloo, making the area suitable for commuters as well as those seeking a more rural lifestyle.

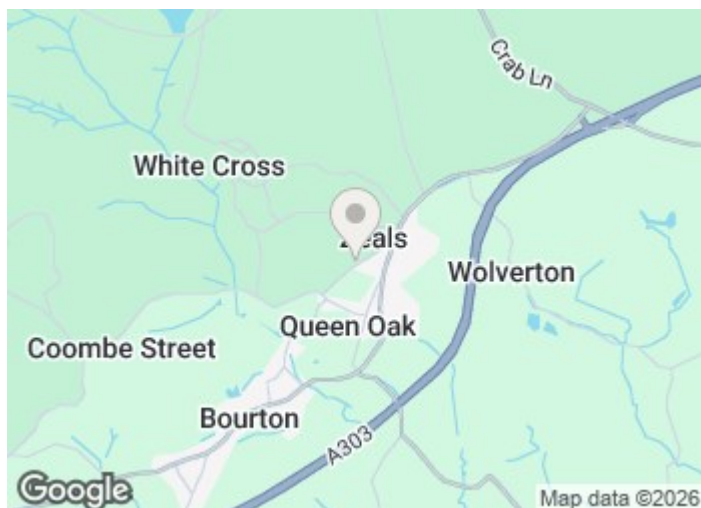
## Additional Information

Services: Mains Water, Oil Electricity & Drainage

Council Authority: Wiltshire Council, tax band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: tbs

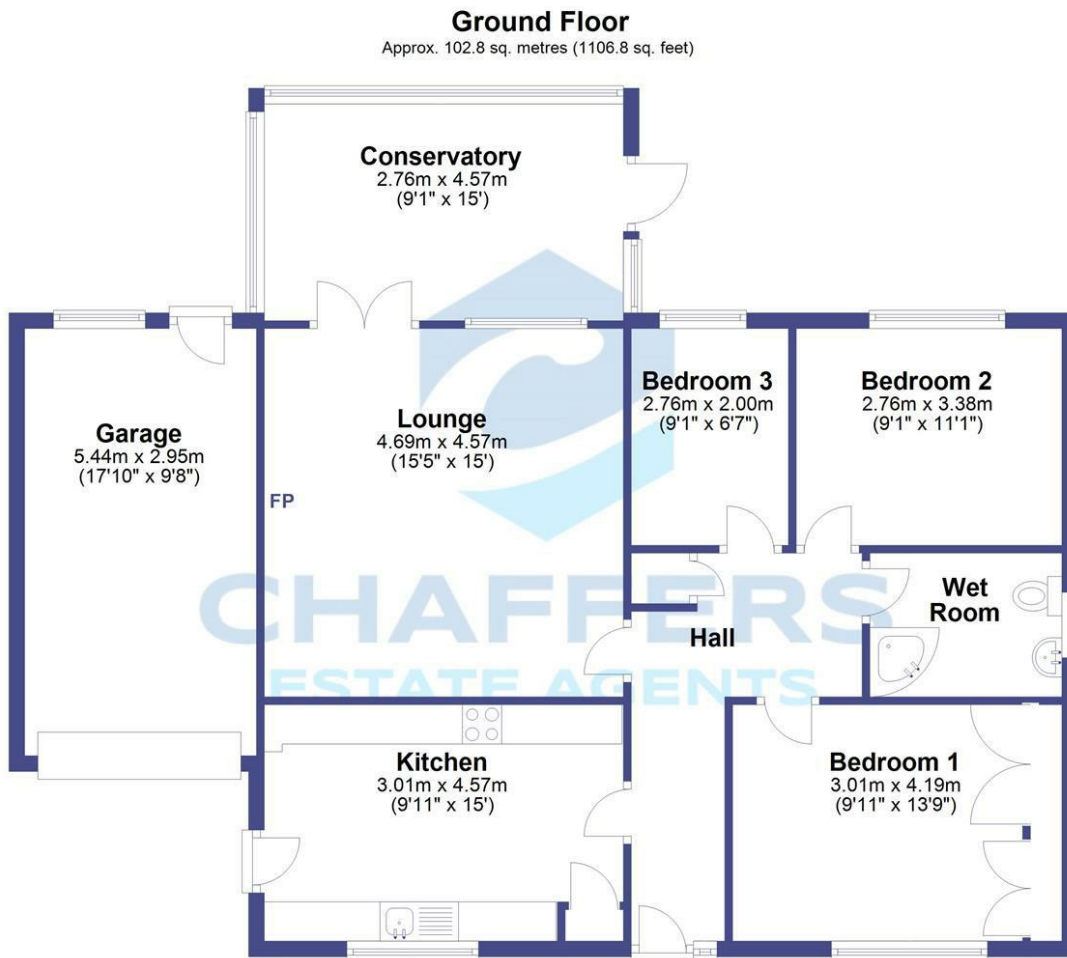


## Directions

what three words ///afford.relegate.sculpting



# Floor Plan



Total area: approx. 102.8 sq. metres (1106.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	