

Fairwood Road

Dilton Marsh, BA13 4ED

COOPER
AND
TANNER



£495,000 Freehold

This semi detached three bedroom property is set in a peaceful location in the heart of the countryside with beautiful views. It is very individual with a good size lounge/diner with a wood burner. It boasts a very large private enclosed rear garden and provides parking at the front for two cars. The property is offered for sale with NO ONWARD CHAIN.

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DESCRIPTION

This semi detached three bedroom property is set in a peaceful location in the heart of the countryside with beautiful views. It is very individual with a good size lounge / diner with a wood burner. It boasts a very large private enclosed rear garden and provides parking at the front for two cars. The property is offered for sale with NO ONWARD CHAIN. The accommodation comprises a good sized entrance porch with a door into the large lounge. It has a feature fireplace with a wooden mantle and houses a wood burning stove. This is a lovely sized room with sliding doors to the rear garden and has ample room for a dining room table. A door then leads to a rear hallway with a cloakroom and a door leads to the rear garden, in addition there is a downstairs cloakroom. The kitchen is fully fitted with a range of wall and base units with work surface with built in oven, ceramic hob and extractor fan over. There is ample space for an american fridge/freezer. there is a space for a washing machine and an integrated dishwasher. The staircase is in the sitting room and leads upstairs to a good sized landing where a large master bedroom can be found it has a dressing area one end. There is another double bedroom and a single bedroom. The bathroom is very modern and has been refitted with a double shower and a bath.

OUTSIDE

The property offers two parking spaces. There is side access to the rear garden and access to the property. The rear garden is a fantastic size and is the main benefit of this property. At the back there is a patio enclosed by a dwarf wall with steps leading down to a large lawn with a small pathway of stepping stones leading to a gate, then another further garden can be accessed which is laid to lawn fully and privately enclosed by hedging and fencing and there are lots of established trees. The large garden offers lots of scope. The garden is totally private.

LOCATION

Dilton Marsh has local amenity to include a primary school, village shop and public house. Warminster lies approximately six miles distant and offers a wide range of shopping and leisure facilities to include library, sports centre, swimming pool, schools, churches, doctors' and dentists' surgeries, hospital and post office. Warminster also benefits from a main line railway station to London Waterloo whilst the nearby A303 provides excellent road links to London to the east and Exeter to the west. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

COUNCIL TAX

Band 'D'





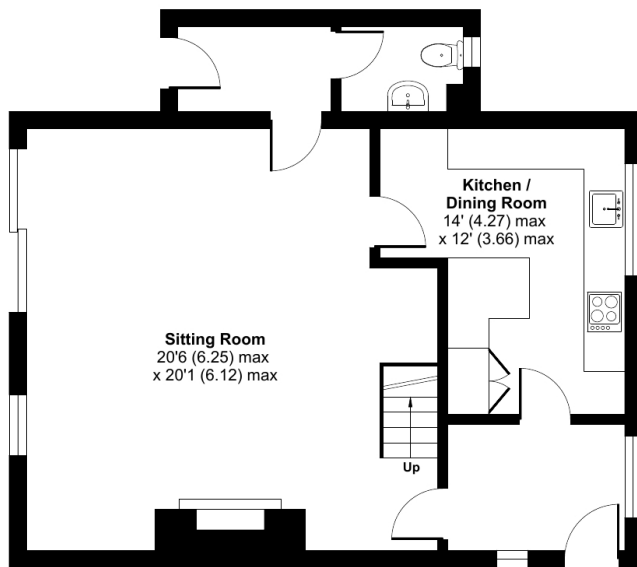
Fairwood Road, Dilton Marsh, Westbury, BA13

Approximate Area = 1164 sq ft / 108.1 sq m

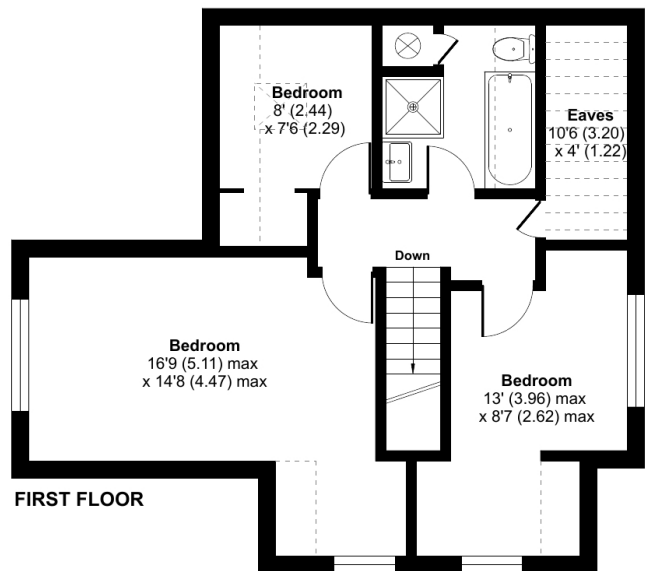
Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 1264 sq ft / 117.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Cooper and Tanner. REF: 1137308

WARMINSTER OFFICE

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