



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Epping Close**  
Warminster, BA12 8RA

**£200,000**



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this excellent three bedroom family home found within a popular estate in Warminster. The downstairs living accommodation is comprised of a well proportioned lounge, kitchen diner and conservatory, with three bedrooms and beautiful shower room found upstairs. Low maintenance front and rear gardens, with the handy addition of a workshop. To interact with the virtual reality tour, please follow this link: <https://www.forestmarble.uk/eppingcloseb.html>



**Three Bedroom Family Home**

**Large Kitchen Diner**

**Landscaped Garden**

**Good Location**

**Flexible Living**

**Modern Shower Room**

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## SITUATION

This property sits within easy walking distance of the town center of Warminster and is a short walk away from a local public house. There is the added advantage of the open field by the house which is ideal for walking the dog or playing with the children. There is also a bus stop close by to the house. Warminster town provides a wide range of shopping and leisure facilities including library, sports centre, swimming pool, schools, churches, doctors, dentists surgeries, hospital and post office. Warminster also benefits from a main line railway station with access to the South Coast and London Stations. With the Warminster bypass a short drive away this will give you quick access to Bath, Bristol and Salisbury. Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

## ACCOMMODATION

### **Entrance Porch** 3' 9" x 8' 0" (max) (1.14m x 2.44m)

The entrance porch offers space for you to hang your coats and kick off your boots, hiding them away in the storage cupboard.

### **Workshop** 5' 10" x 7' 10" (1.78m x 2.39m)

With power and light, the workshop is a great addition for storing tools and getting stuck into some DIY projects.

### **Entrance Hall** 11' 9" x 5' 10" (max) (3.58m x 1.78m)

Providing access to the lounge, kitchen diner and entrance porch, the hallway also showcases a fantastic timber staircase with built in soft close under stairs storage cupboards.

### **Lounge** 14' 1" x 14' 7" (max) (4.29m x 4.44m)

A welcoming reception area, with a large window to the front allowing for plenty of natural light to fill the room, and providing views over the fields beyond. Plenty of options available with regards to furniture layouts.

### **Kitchen** 9' 11" x 14' 8" (3.02m x 4.47m)

This stylish kitchen provides ample storage space in the form a range of wall and base units, with granite effect work surface over. Integrated one and a half bowl stainless steel sink drainer unit, and a range of appliances integrated into the units such as a washing machine, dishwasher and fridge freezer. Also housed in the kitchen



is an impressive large Rangemaster cooker, with a matching splash back and cooker hood over. You can look forward to enjoying your family gatherings sat up to the breakfast bar, with open access to the rear hall.

### **Rear Hall** 7' 10" (max) x 5' 7" (2.39m x 1.70m)

Tiled flooring, with access to the WC and conservatory. Space for the option of an additional fridge freezer.

### **Conservatory** 7' 1" x 10' 3" (2.16m x 3.12m)

Bright and airy with a lovely sense of peace and tranquility, the conservatory is a great place for you to enjoy the outside from within. Wood effect laminate flooring, and access to the rear garden. Great space if you are looking to work from home.

### **WC** 4' 9" x 2' 4" (1.45m x 0.71m)

A handy WC, with flooring matching the kitchen.

### **First Floor Landing** 9' 8" x 6' 5" (max) (2.94m x 1.95m)

The landing provides access to all bedrooms, and the shower room. Access to the loft which is also boarded.

### **Bedroom One** 12' 11" x 14' 1" (max) (3.93m x 4.29m)

A generous double bedroom boasting a position within the house allowing views over the fields beyond. Storage found in the built in wardrobe. Plenty of space for a wide range of bedroom furniture.

### **Bedroom Two** 9' 0" x 14' 0" (max) (2.74m x 4.26m)

A further double bedroom overlooking the rear garden, with a very smart fitted wardrobe providing a home for all your clothes. Lots of space to allow for a desk or similar for those studying at home.

### **Bedroom Three** 9' 10" x 10' 0" (max) (2.99m x 3.05m)

A well proportioned third bedroom, enjoying the same beautiful green views as bedroom one. Built in wardrobe providing excellent storage space.

### **Shower Room** 5' 10" x 6' 4" (max) (1.78m x 1.93m)

A stunning shower room, recently refitted by the current owner. With an open double shower cubicle, a built in wash hand basin with vanity storage cupboards under and a low level WC. Grey tiling to all the splash backs.



### Front Garden

A low maintenance front garden mainly laid to slate chippings, with steps leading up from to pavement to the front door.

### Rear Garden

A great space to enjoy the sun, laid to patio surrounded by a timber fence with a gate providing rear access. A perfect area for entertaining your family and friends.

## AGENTS NOTE

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.

## DIRECTIONS

From our offices turn left along Wallbridge and at the round-about take the first exit and at the T-Junction turn left along the A362. Follow this road until you meet the Warminster bypass and drive straight over the round-a-bout onto Victoria Road leading into Vicarage Street, follow this road round to the right and at the round-a-bout go straight over onto George Street and at the next round-a-bout turn left onto Portway. Continue along and turn left onto Portway Lane and Epping Close will be found on the right hand side.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



**Ground Floor**  
Area: 630 ft<sup>2</sup>

**1st Floor**  
Area: 461 ft<sup>2</sup>

Total Area: 1091 ft<sup>2</sup>

All measurements are approximate and for display purposes only