



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS

**Swaledale Road**  
**Warminster, BA12 8FH**  
**£280,000**



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this well presented family home found on a popular residential estate in Warminster. Set out over three floors, the property allows plenty of flexibility for how you choose to utilise the space, with four generous double bedrooms including main with en-suite and a family bathroom occupying the top two floors. The ground floor consists of a modern kitchen, spacious lounge diner and downstairs cloak room. The property also benefits from a well proportioned rear garden, garage and parking. To interact with the virtual reality tour, please follow this link: <https://www.forestmarble.uk/swaledalec.html>



**Modern Family Home**

**Rear Garden**

**Flexible Accommodation**

**Four Double Bedrooms**

**Garage**

**Popular Location**

4 Harris Close Ellworthy Park, Frome, BA11 5JY  
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[www.forestmarble.co.uk](http://www.forestmarble.co.uk)

## SITUATION

This property sits within sensible walking distance of the town centre of Warminster and is a short walk away from convenience stores and local school. 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 A36 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, Cley Hill, Stourhead and Salisbury Plain.

## ACCOMMODATION

### Entrance Hall

Stepping in to the property you are greeted by a deep entrance hall with inset door mat. Access to the kitchen, lounge, cloakroom and stairs leading to the first floor landing.

### Kitchen 8' 8" x 8' 4" (2.64m x 2.54m)

The kitchen is modern, and comprised of a range of wall and base units with wood block effect work surface over with integrated one and a half bowl stainless steel sink drainer unit and four ring gas hob with matching stainless steel splash and cooker hood over. Integrated single electric oven with grill. Additionally, there is space for your washing machine and fridge freezer. On the floor is a kick board warm air heater.

### Lounge/Diner 16' 3" x 15' 6" (max) (4.95m x 4.72m)

There is plenty of space in this well presented dual aspect room to create both an area for your dining furniture and a spacious living area to enjoy your evenings relaxing in. Door leading to a handy storage cupboard that leads back under the stairs. Double doors open out onto the patio.

### Cloakroom 6' 0" x 3' 1" (1.83m x 0.94m)

The cloakroom is comprised of a low level WC and corner wash hand basin. Space to hang your coats and store your shoes.

### First Floor Landing

Providing access to the first two bedrooms, a storage cupboard and stairs leading to the second floor.



### Bedroom One 9' 11" x 15' 6" (max) (3.02m x 4.72m)

This double bedroom is generous in size, offering ample space for your bedroom furniture and a perfect area for a dressing table. Overlooking the front, with door leading into the en-suite.

### En-suite 6' 1" x 8' 8" (1.85m x 2.64m)

Comprised of a walk in double shower cubicle, low level WC and wash hand basin, with tiling to the splash backs.

### Bedroom Two 8' 9" x 15' 6" (2.66m x 4.72m)

Another generously sized double bedroom, however would be just at home as a further reception room if required. Views down onto the rear garden.

### Second Floor Landing

Providing access to final two bedrooms and the family bathroom. Access to the loft.

### Bedroom Three 9' 2" x 15' 6" (max) (2.79m x 4.72m)

A generous double bedroom benefiting from a handy storage cupboard. Views over the front of the property.

### Bedroom Four 9' 0" x 15' 6" (2.74m x 4.72m)

Lots of space on offer with views over the roof tops and beyond to Cley Hill. Plenty of options for its use as a large study, if working from home is now on cards, or a further bedroom if required.

### Bathroom 8' 9" (max) x 6' 8" (2.66m x 2.03m)

Comprised of a paneled bath with mixer taps with a hand held shower piece and an additional amazon rain head shower over with folding shower screen, level WC and wash hand basin with tiling to all splash backs.

### Front Garden

The front is mainly laid to low maintenance gravel, with a path leading to the front door.

### Rear Garden

A great place to sit and unwind at the end of the day or on lazy summer afternoons. A patio area is to the rear of the property from the lounge doors and the garden is mainly laid to lawn with wood paneled fencing. Door leading into the side of the garage.



## Garage and Parking

The garage is found next to the house and benefits from power and light, with a door leading into the rear garden. Tarmacadam driveway is found in front of the garage.

## DIRECTIONS

From the A36 roundabout at Longleat, drive into Warminster along Victoria Road. At the mini roundabout, take the first exit into Swaledale Road. The house will be on your left hand side towards the end of the road.

## AGENTS NOTE

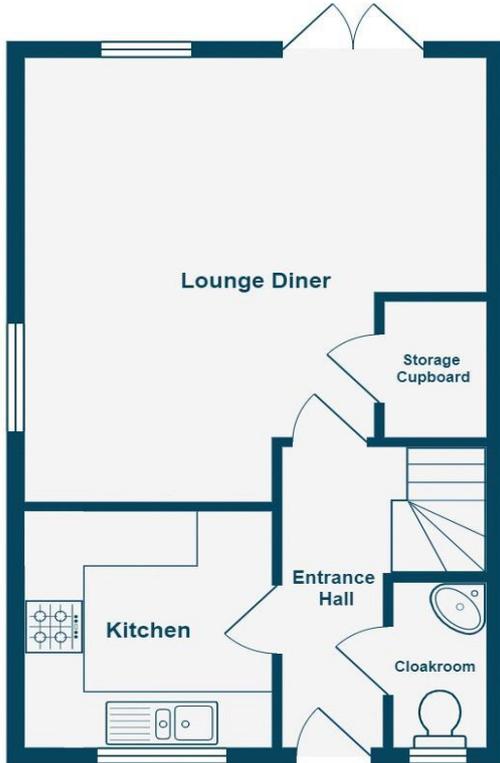
At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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.



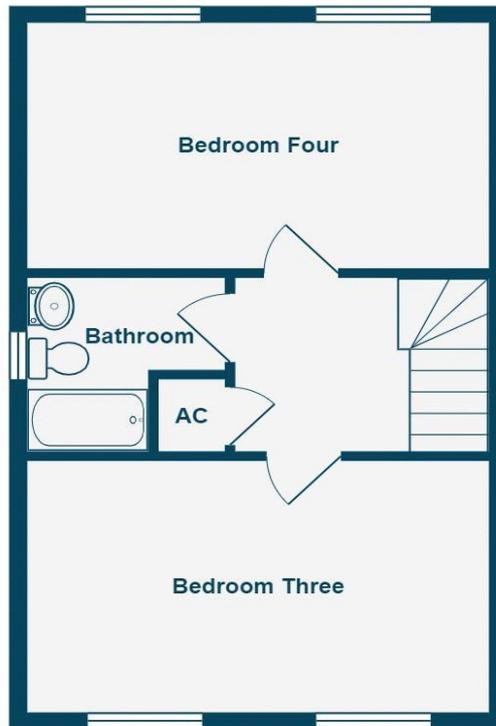
**Ground Floor**  
Area: 392 ft<sup>2</sup>



**First Floor**  
Area: 392 ft<sup>2</sup>

Total Area: 1175 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Second Floor**  
Area: 392 ft<sup>2</sup>