

TOWN & COUNTRY
ESTATES



2 Newport Gardens, Warminster, Wiltshire, BA12 8FU

£290,000

DESCRIPTION

The ground floor comprises a welcoming entrance hallway, a spacious lounge with French doors opening onto the paved patio, a convenient cloakroom, and a contemporary kitchen/breakfast room, also featuring French doors providing direct access to the rear garden.

The first floor offers a master bedroom with ensuite, second double bedroom, single bedroom and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden with a paved patio, ideal for outdoor dining and entertaining, along with side access to the front of the property. Additional features include uPVC double glazing, gas central heating and an excellent EPC rating of B.

ENTRANCE HALL

LOUNGE

14'5" x 11'1"

KITCHEN/BREAKFAST ROOM

14'5" x 12'1" max

CLOAKROOM

BEDROOM ONE

10'9" x 8'6"

ENSUITE

BEDROOM TWO

10'5" x 7'2"

BEDROOM THREE

7'6" x 7'2"

FAMILY BATHROOM

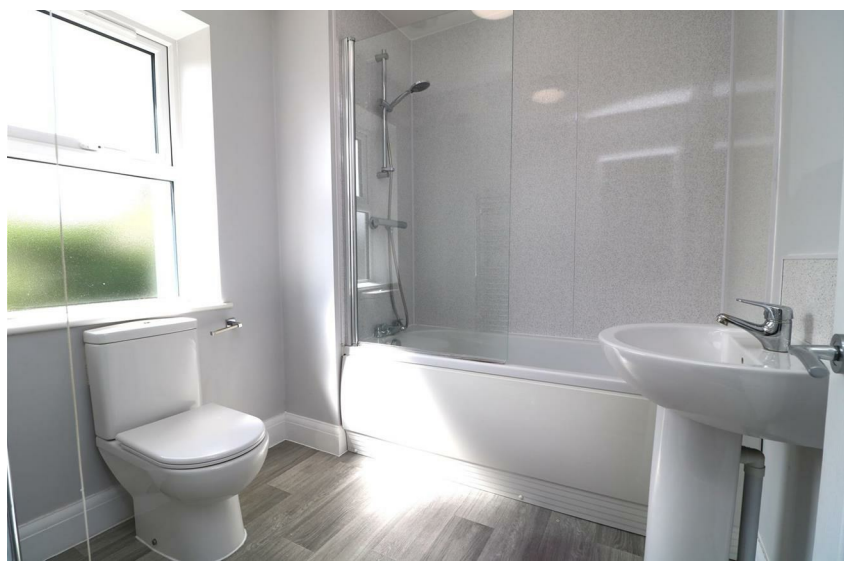
ENCLOSED REAR GARDEN

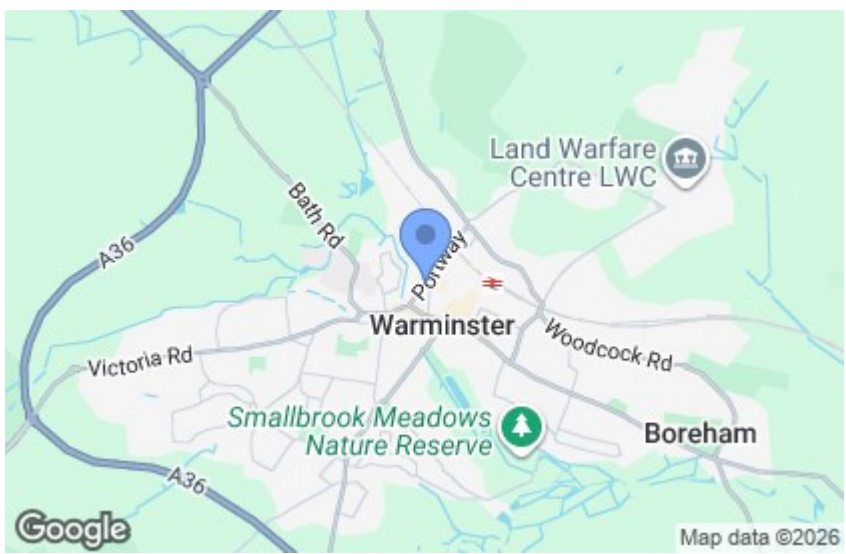
DRIVEWAY

ADDITIONAL INFORMATION

EPC Rating - B

Council Tax Band - D









GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Ground Floor
386 sq.ft. (35.8 sq.m.) approx.



1st Floor
386 sq.ft. (35.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2026

TROWBRIDGE OFFICE
9 Fore Street, Trowbridge,
Wiltshire BA14 8HD

WESTBURY OFFICE
16 High Street, Westbury,
Wiltshire BA13 3BW

Teleph one: 01 225 7 766 99
Email: trowbridge@townandcountryestates.com

Telephone: 0 137 3 8244 44
Email: westbury@townandcountryestates.com

www.townandcountryestates.com

SALES & MORTGAGES & LETTINGS

TOWN & COUNTRY MORTGAGES

FEE FREE Mortgage Services

- RE-MORTGAGES
- FIRST TIME BUYER
- HOME MOVER
- BUY TO LET



YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE

OFFICE, HOME AND TELEPHONE
APPOINTMENTS AVAILABLE

CONTACT US ON:
01225 776699

BOOK ONLINE:
www.townandcountrymortgages.net

FIND US ON  

OLIVER BROWNING
Managing Director

NB. Town and Country Estates have not tested any equipment, fixtures, fittings or services and cannot guarantee that they are in working order. Buyers are advised to seek professional advice from their solicitors or surveyor. Internal measurements should not be relied upon for fitting of carpets or furniture without checking. These details have been prepared in good faith and whilst believed to be correct give notice that none of the statements are to be relied upon as statements or representations of fact. Some statements are inevitably subjective and are therefore the view of the author at the time the information was prepared. If any items are particularly important to you then please check with this office first, especially if travelling some distance to view.