# DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully presented End of Terrace House Sitting Room, Conservatory
  - Shower Room & 2 Bedrooms •
  - **Gas-fired Central Heating to radiators** •
- Minutes walk from the Station, Schooling & Town Centre
- Fitted Kitchen
- Garage and Easily Managed Enclosed Rear Garden
  - Sealed Unit Double Glazing







19 Hillbourne Close, Warminster, Wiltshire, BA12 0BL £240,000









This beautifully presented End of Terrace House is very conveniently located within minutes on foot from the Railway Station, Schooling and the Town Centre Shops. Canopy Porch, Entrance Hall, Pleasant Sitting Room, Conservatory, Fitted Kitchen, First Floor Landing, Shower Room & 2 Bedrooms, Garage and Easily Managed Enclosed Rear Garden, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing

#### Accommodation

### THE PROPERTY

is a beautifully presented modern end of terrace house, built during the late 1990's, which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit double glazing and has the added bonus of a double-glazed Conservatory. The comfortable easily managed freshly decorated living accommodation would be a great choice for a young family purchasing for the first time or as a buy-to-let investment. Immediately available with no associated sale chain properties of this type are currently in short supply, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## **LOCATION**

Hillbourne Close is a popular residential area where properties are seldom available, not far from the local beauty spots of Cop Heap, the Downs and Golf Course, and a great choice for someone wishing to live minutes from the railway station and schooling - The Avenue Primary and New Close Primary both rated Good by Ofsted are close by. The town centre is within a comfortable stroll with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders together with a wide range of other amenities which include a theatre and library, hospital and clinics. The town is well served by local buses whilst rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

#### ACCOMMODATION

Canopy Porch having front door opening into:

Entrance Hall having radiator, telephone point, heating thermostat and staircase to First Floor.

Pleasant Sitting Room 14' 2" x 11' 10" (4.31m x 3.60m) having radiator, T.V. aerial point, broadband terminal and double glazed sliding patio door into Conservatory.

Double Glazed Conservatory 10' 6" x 7' 8" (3.20m x 2.34m) overlooking the Rear Garden having tiled flooring, power connected and double French doors opening into the Garden.

Kitchen 9' 10" x 7' 6" (2.99m x 2.28m) having range of postformed worksurfaces, inset

colour-keyed single drainer sink, ample drawer & cupboard space, decorative splashbacks and matching overhead cupboards, built-in Electric Oven and inset Gas

Hob with Filter Hood above, plumbing for washing machine, space for

fridge/freezer and cupboard concealing Gas-fired Ideal Logic boiler supplying

central heating to radiators and domestic hot water.

First Floor Landing

Bedroom One 11' 10" x 8' 10" (3.60m x 2.69m) having radiator, telephone point and T.V. aerial

point.

Bedroom Two 11' 9" x 8' 5" (3.58m x 2.56m) having radiator and built-in cupboard housing

Boilermate II hot water cylinder.

Shower Room having contemporary White suite comprising shower enclosure with Triton shower

controls and glazed splash screen, pedestal hand basin, low level W.C., 2 extractor

fans, complementary tiling and radiator.

**OUTSIDE** 

Detached Garage adjacent to the property, approached via a tarmac driveway providing Off-road

Parking, having up & over door and power & light connected. The Garage is currently divided into two sections 8'3" x 7'7" and 9'6" x 8'3" but easily returned

to a useable Garage.

The Gardens are easily managed and comprise to the front decorative gravel and a small lawn

whilst a gate leads into the Rear Garden which includes decorative gravel a lawn and borders and is nicely surrounded by high fencing and walling which ensures a

good level of privacy.

Services We understand Mains Water, Drainage, Gas & Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2577-2240-">https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2577-2240-</a>

2897-6511









Total Area: 61.8 m<sup>2</sup> ... 665 ft<sup>2</sup> (excluding garage, store)

Ref: DL0318

VIEWING B

By prior appointment through

DAVIS & LATCHAM,

43 Market Place

Warminster Wiltshire

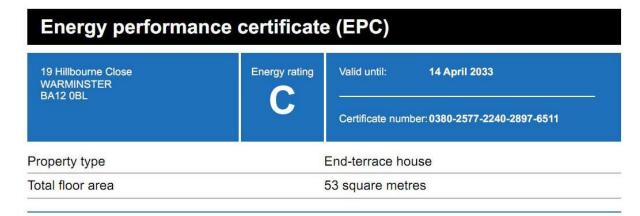
BA12 9AZ.

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#### PLEASE NOTE

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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.



# Rules on letting this property

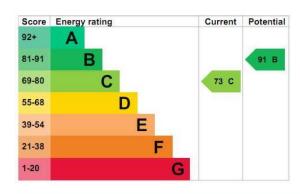
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# **Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60