

DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully presented End of Terrace House**
- Minutes walk from the Station, Schooling & Town Centre
 - Sitting Room, Conservatory
 - Fitted Kitchen
 - Shower Room & 2 Bedrooms
 - Garage and Easily Managed Enclosed Rear Garden
 - Gas-fired Central Heating to radiators
 - 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 <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2577-2240-2897-6511>



Total Area: 61.8 m² ... 665 ft² (excluding garage, store)

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
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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.

Energy performance certificate (EPC)

19 Hillbourne Close WARMINSTER BA12 0BL	Energy rating C	Valid until: 14 April 2033 Certificate number: 0380-2577-2240-2897-6511
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Property type	End-terrace house
Total floor area	53 square metres

Rules on letting this property

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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		