

# DAVIS & LATCHAM ESTATE AGENTS

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- Detached Bungalow**
- Within walking distance of the Town Centre**
- 3 Bedrooms**
- Garage & Driveway Parking**
- Gas-fired Warm Air Heating**
- Convenient Residential location**
- Sitting Room with fireplace, Kitchen**
- Shower Room & Separate W.C.**
- Attractive Well Stocked Front & Rear Gardens**
- Upvc Sealed Unit Double Glazing**



**4 Copheap Rise, Warminster, Wiltshire, BA12 0AR**

**£295,000**



This Detached Bungalow enjoys a convenient residential location within easy walking distance of the Town Centre and Railway Station and close to The Downs & golf course. Entrance Hall, 3 Bedrooms, Shower Room & Separate W.C., Pleasant Sitting Room with fireplace, Kitchen, Garage & Driveway Parking, Attractive Well Stocked Front & Rear Gardens, Gas-fired Warm Air Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a modern detached bungalow which has brick elevations under a tiled roof and benefits from sealed-unit double glazing together with Gas-fired Ducted Warm Air Heating. Although offering scope for some updating the bungalow boasts attractive well-stocked front and rear Gardens and is ideally suited for active retirement. This is an excellent opportunity to acquire a bungalow in a popular residential area of the town where homes are seldom for sale hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Copheap Rise is on the elevated Northern outskirts of Warminster, in the lea of Cop Heap, a local beauty spot and close to the downs and Golf course, hence an excellent choice for someone wishing to live close to both town and country with many unspoilt rural walks. The bustling town centre is within easy reach and has excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of small independent traders whilst other amenities include a theatre and library, hospital and clinics and nearby railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3 and Bristol, Bournemouth and Southampton airports are each just over an hour by road.

## ACCOMMODATION

- Entrance Porch** having double glazed front door leading into:
- Hall** having heating thermostat, telephone point, built-in cupboard housing hot water cylinder with immersion heater fitted and access hatch to loft.
- Pleasant Sitting Room** 16' 8" x 10' 7" (5.08m x 3.22m) have natural stone fireplace creating a focal point, T.V. aerial point and sliding double glazed patio door overlooking the attractive Rear Gardens.
- Kitchen** 10' 7" x 9' 11" (3.22m x 3.02m) having worksurfaces, inset stainless steel sink, drawer & cupboard space, complementary tiling and matching overhead cupboards, point for Electric cooker, plumbing for washing machine, extractor fan, built-in pantry, cupboard housing Gas-fired Johnson & Starley ducted warm-air heating unit serving vents throughout the property, wall-mounted Gas-fired Main Multipoint heater providing domestic hot water, and side door to Garden.
- Bedroom One** 11' 11" x 9' 11" (3.63m x 3.02m) having fitted wardrobe cupboards and dressing surface.
- Bedroom Two** 9' 11" x 8' 3" (3.02m x 2.51m)
- Bedroom Three** 9' 3" x 8' 7" (2.82m x 2.61m) which currently serves as a Dining Room.
- Shower Room** having White suite comprising shower enclosure with Triton shower controls, vanity hand basin with cupboard under and aqua wall panelling.
- Separate W.C.** having White low level suite.

## OUTSIDE

**Garage** 17' 0" x 8' 6" (5.18m x 2.59m) approached via a driveway providing off-road parking, with up & over door and power and light connected.

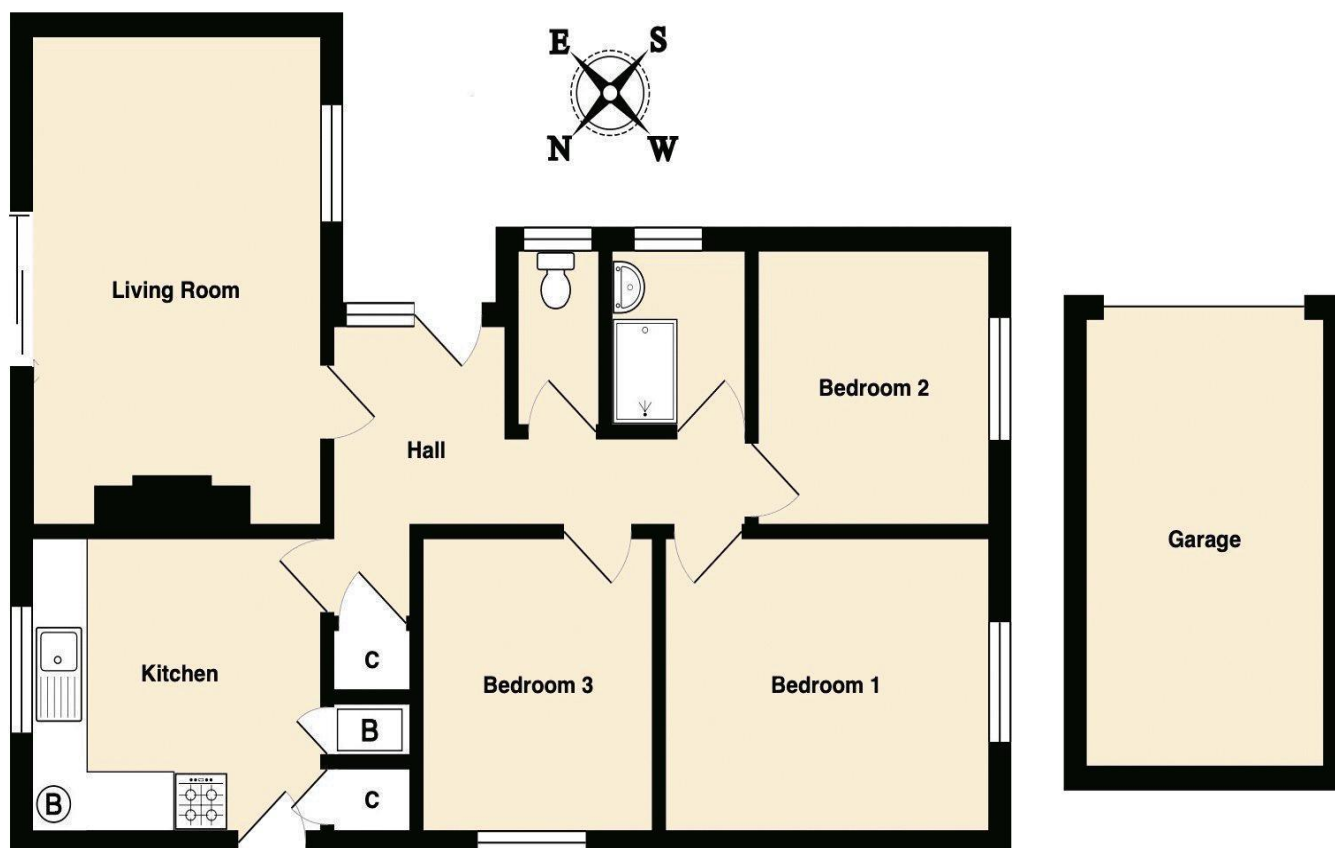
**Well Stocked Gardens** The Front Garden is laid to a lawn with ornamental shrubs whilst a gated path to the side of the Garage leads into the attractive Rear Garden which includes a sizeable area of lawn, heather beds and colourful borders well stocked with a variety of seasonal plants, shrubs and ornamental trees and enjoys glimpses of Cop Heap. The Garden is nicely enclosed by fencing ensuring privacy.

**Services** We understand Main Water, Drainage and Electricity are connected whilst Gas is also available.

**Tenure** Freehold with vacant possession.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2190-4601-8170-1100-0221>



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)

4 Copheap Rise WARMINSTER BA12 0AR	Energy rating <b>D</b>	Valid until: <b>20 September 2033</b>
		Certificate number: <b>2190-4601-8170-1100-0221</b>

Property type	Detached bungalow
Total floor area	70 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 D. It has the potential to be C.

[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		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		