

# DAVIS & LATCHAM ESTATE AGENTS

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- A Comfortable Semi-Detached House
- No Onward Chain
- Conservatory, Kitchen
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Located close to Woodland Walks
- Sitting Room, Dining Room
- Three Bedrooms & Bathroom
- Easily Managed Front & Rear Gardens
- UPVC Sealed-unit Double Glazing



**46 South Street, Warminster, Wiltshire, BA12 8DS**

**£293,950**



A Comfortable Semi-Detached House quietly located close to Woodland Walks and a small parade of Neighbourhood Shops on the Southern Outskirts of Town. Entrance Porch, Pleasant Sitting Room, Dining Room, Conservatory, Kitchen, First Floor Landing, Three Bedrooms & Bathroom, Garage & Driveway Parking, Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & UPVC Sealed-unit Double Glazing.

## Accommodation

**THE PROPERTY** is a comfortable modern semi-detached house which has reconstructed stone elevations and decorative timber cladding under a tiled roof and benefits from Gas-fired central heating to radiators together with low maintenance Upvc sealed-unit double glazing. Available with no associated sale chain the property would be absolutely ideal for a young family seeking an easily run home in a peaceful residential area of the town, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** occupying a pleasant edge of town setting in South Street, a short distance from a small parade of neighbourhood shops including a Tesco Express serving everyday needs together with Princecroft and Sambourne Primary Schools - both rated Good by Ofsted. The bustling town centre is just over a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst other amenities include a theatre, library, hospital and clinics. Warminster railway station has regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales whilst other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

## ACCOMMODATION

**Entrance Porch** having double glazed front door and inner double glazed door opening into:

**Pleasant Sitting Room** 16' 5" x 12' 11" (5.00m x 3.93m) a light and airy room having large picture window overlooking the front Garden, radiator, T.V. aerial point, telephone point and staircase to the First Floor.

From the Sitting Room a glazed door leads into the Dining Room.

**Dining Room** 11' 6" x 9' 2" (3.50m x 2.79m) currently being used as a family room with ample space for a table and chairs and radiator.

**Double Glazed Conservatory** 10' 6" x 8' 1" (3.20m x 2.46m) having ceiling fan/light, power connected, currently being used as a Dining Room with French doors opening out onto a paved terrace.

**Kitchen** 11' 5" x 6' 8" (3.48m x 2.03m) having range of postformed worksurfaces, inset stainless steel sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, recess for slot-in Electric Cooker, plumbing for Washing Machine, recess for Fridge/Freezer, floor-mounted Gas-fired Baxi boiler supplying domestic hot water and central heating.

**First Floor** Landing having access hatch to loft.

**Bedroom One** 13' 7" x 10' 1" (4.14m x 3.07m) having radiator.

**Bedroom Two** 12' 1" x 8' 9" (3.68m x 2.66m) with radiator.

**Bedroom Three** 7' 5" x 7' 5" (2.26m x 2.26m) having radiator.

**Bathroom** having White suite comprising panelled bath with Triston shower over and glazed splash screen, pedestal hand basin, low level W.C., complementary tiling, radiator and vinyl flooring.

## OUTSIDE

### Garage

15' 9" x 8' 3" (4.80m x 2.51m) approached via a driveway providing off-road parking space, having up & over door and power & light connected.

### The Gardens

A path leads to the front door flanked by an area of decorative shingle to one side and a lawn with an ornamental tree, evergreens and fencing. The Rear Garden includes an elevated paved terrace and an area of lawn nicely enclosed by fencing.

### Services

We understand Mains Water, Drainage, Gas and Electricity are connected.

### Tenure

Freehold with vacant possession.

### Rating Band

"C"

### EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/0231-1212-2507-0614-1904>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

## VIEWING

By prior appointment through  
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E-mail - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

**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)

46 South Street  
WARMINSTER  
BA12 8DS

Energy rating

**E**

Valid until: **25 July 2033**

Certificate number: **0231-1212-2507-0614-1904**

Property type

Semi-detached house

Total floor area

78 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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	53 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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