

# DAVIS & LATCHAM ESTATE AGENTS

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- Extended Chalet-Style Semi
- On the Southern outskirts of the Town
- Conservatory, Kitchen
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- No Onward Chain
- Dual Aspect Sitting/Dining Room, Family Area
- 4 Bedrooms & Bathroom
- Well Stocked Front & Rear Gardens
- Upvc Sealed-Unit Double Glazing



**21 Ashley Place, Warminster, Wiltshire, BA12 9QJ**

**£299,950**



This extended Chalet-Style Semi is located in a popular residential area on the Southern outskirts of the Town and is available with No Onward Chain. Hall, Spacious Dual Aspect Sitting/Dining Room, Family Area, Conservatory, Kitchen, First Floor Landing, 4 Bedrooms & Bathroom, Garage & Driveway Parking, Mature Well Stocked Front & Rear Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

## Accommodation

**THE PROPERTY** is an extended semi-detached chalet-style house which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. Although now in need of some cosmetic updating the property offers spacious accommodation complemented by mature well stocked Gardens. Available with no associated sale chain this would be an excellent choice for someone seeking a family home in a quiet residential area of the town hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Ashley Place is a peaceful residential area on the extreme Southern outskirts of Warminster, minutes from open country and unspoilt rural walks and just under a mile from the bustling town centre which has excellent shopping facilities and 3 supermarkets - including a Waitrose store and a host of small independent traders. Other amenities include schools, theatre and library, hospital and clinics and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The 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, Southampton and Bournemouth airports are each just over an hour by car.

## ACCOMMODATION

- Entrance Hall** having Upvc double glazed front door and glazed inner door, radiator, telephone point, understairs cupboard, meter cupboard and staircase to First Floor.
- Spacious Dual Aspect Sitting/Dining Room** having 2 radiators, ample space for dining table & chairs and Upvc double glazed sliding patio doors into the Conservatory.
- Sitting Area** 12' 10" x 10' 6" (3.91m x 3.20m)
- Dining Area** 10' 10" x 9' 4" (3.30m x 2.84m)
- Family Area** 10' 11" x 7' 1" (3.32m x 2.16m) an ideal play area or study with understairs cupboard and radiator.
- Conservatory** 15' 0" x 9' 10" (4.57m x 2.99m) a sizeable room of Upvc construction with shallow walling and door to Garden.
- Kitchen** 16' 1" x 7' 0" (4.90m x 2.13m) having postformed worksurfaces, stainless steel sink, contemporary White Gloss units providing ample drawer & cupboard space, complementary tiling, matching overhead cupboards, integrated Fridge/Freezer, Dishwasher and Washing Machine, built-in Electric Oven, inset Ceramic Electric Hob with Filter Hood above, extractor fan, ceramic tiled flooring and Upvc front and rear doors.
- First Floor Landing** having access hatch to loft.
- Bedroom One** 14' 10" x 7' 0" (4.52m x 2.13m) enjoying dual aspects having radiator.
- Bedroom Two** 12' 8" x 9' 0" (3.86m x 2.74m) having radiator, built-in wardrobe cupboards housing Gas-fired Vaillant boiler supplying domestic hot water and central heating to radiators.

- Bedroom Three** 10' 8" x 8' 0" (3.25m x 2.44m) having radiator, built-in wardrobe cupboards housing hot water cylinder with immersion heater fitted.
- Bedroom Four** 9' 8" x 7' 5" (2.94m x 2.26m) having cupboard and radiator.
- Bathroom** having Pink suite comprising panelled bath, pedestal hand basin, low level W.C., complementary tiling and towel radiator.
- OUTSIDE**
- Garage** 22' 6" x 7' 9" (6.85m x 2.36m) approached via block paved driveway providing off-road parking, with up & over door, power & light connected and personal door.
- The Mature Gardens** The Front Garden is set behind shallow walling and an area of lawn with shrubs and hedging whilst the Rear Garden includes a lawn with well stocked borders and shrubs all nicely enclosed by hedging and 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/0213-1212-7607-9003-1704>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
DAVIS & LATCHAM,  
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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)

21 Ashley Place WARMINSTER BA12 9QJ	Energy rating <b>D</b>	Valid until: <b>19 September 2033</b>  Certificate number: <b>0213-1212-7607-9003-1704</b>
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Property type	Semi-detached house
Total floor area	93 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 B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<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