

DAVIS & LATCHAM ESTATE AGENTS

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- Ideal First Time Purchase or Buy-to-Let Investment**
- Spacious Cottage
 - Minutes from the Town Centre
 - No Onward Chain
 - Dining/Hall, Cloakroom
 - Sitting Room
 - Spacious Kitchen
 - 2 Double Bedrooms & Bathroom
 - Gas-fired Central Heating to radiators
 - Recently Installed Upvc Double Glazing



62A East Street, Warminster, Wiltshire, BA12 9BW

£190,000



Tucked away just minutes from the Town Centre shops this spacious Cottage would be an excellent choice for First Time Purchase or as a Buy-to-Let Investment. Porch, Dining/Hall, Cloakroom, Pleasant Sitting Room, Spacious Kitchen, First Floor Landing, 2 Double Bedrooms & Bathroom, Gas-fired Central Heating to radiators & Recently Installed Upvc Double Glazing.

Accommodation

THE PROPERTY is a quirky cottage believed to occupy the original site of a bakery, however in the late 1980's the existing property was created with stone, brick and rendered elevations under a tiled roof. The recently decorated accommodation benefits from Gas-fired central heating to radiators together with recently installed Upvc sealed unit double glazing and would be a great choice for first time buyers or as a buy-to-let investment. An ideal purchase for someone for whom inside space is more important than outside, this is a rare opportunity to acquire a town centre home tucked well away from passing traffic yet just a stone's throw from all amenities, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION approached via an archway off East Street shared with neighbouring properties and nicely tucked away from passing traffic yet just a minute or two on foot from the bustling town centre with its excellent shopping facilities, 3 supermarkets - including a nearby Waitrose store and a host of independent shops. Other amenities include a theatre and library, hospital and clinics and the town is well served by local buses 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. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within a comfortable driving distance as are the various Salisbury Plain military bases 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. Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

- Porch** with double glazed front door and inner door leading into
- Spacious Reception Hall** 12' 4" x 9' 1" (3.76m x 2.77m) suitable as a Dining Room having radiator, temperature thermostat and open-tread staircase rising to First Floor.
- Cloakroom** having White suite comprising low level W.C., hand basin and radiator.
- Pleasant Sitting Room** 15' 11" x 13' 6" (4.85m x 4.11m) having feature brick fireplace and chimney breast creating a focal point, point for Gas fire, radiator and electrical fusebox.
- Kitchen** 11' 4" x 8' 4" (3.45m x 2.54m) having postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, complementary tiling, matching overhead cupboards, inset Gas Hob with Filter hood above, built-in Electric Oven and Grill, plumbing for washing machine, radiator and wall-mounted Gas-fired Ideal boiler supplying central heating and domestic hot water.
- First Floor Landing** having built-in shelved cupboard housing hot water cylinder with immersion heater fitted and access hatch to loft which has 2 Velux roof windows.
- Bedroom One** 16' 6" x 13' 4" (5.03m x 4.06m) having radiator and access hatch to loft.
- Bedroom Two** 12' 11" x 12' 3" (3.93m x 3.73m) having radiator.
- Bathroom** having White suite comprising panelled bath with glazed splash screen, pedestal hand basin, low level W.C., complementary wall tiling and radiator.

OUTSIDE

The Cottage is Approached via an archway from East Street which is shared with neighbouring properties.

Off-Road Parking An area immediately in front of the property provides space for Parking.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0667-2819-6176-9791-4461>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NO TO SCALE

VIEWING

By prior appointment through
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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)

62a, East Street WARMINSTER BA12 9BW	Energy rating	Valid until:	14 March 2029
	E	Certificate number:	0667-2819-6176-9791-4461

Property type	Detached house
Total floor area	96 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 energy rating is E. 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		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		