

DAVIS & LATCHAM ESTATE AGENTS

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| Semi-Detached Bungalow | • In need of updating |
| Ideally suited for Retirement | • In a popular residential area |
| Sunny South-facing Sitting Room, Kitchen | • 2 Bedrooms & Shower Room |
| Garage & Driveway Parking | • Well Proportioned Rear Garden |
| Gas-fired Central Heating to radiators | • Uvpc Sealed Unit Double Glazing |



71 Prestbury Drive, Warminster, Wiltshire, BA12 9LF

£225,000



Ideally suited for Retirement although needing updating this Semi-Detached Bungalow occupies a pleasant setting in a popular residential area. Entrance Passage, Inner Hall, 2 Bedrooms & Shower Room, Sunny South-facing Sitting Room, Kitchen, Garage & Driveway Parking and Well Proportioned Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern semi-detached bungalow dating from the late 1960's which has attractive brick elevations with a decorative rendered panel under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. Although in need of some updating this would be a great choice for retirement as it's one of the few properties on the market in this very popular residential area, where bungalows are seldom for sale, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Prestbury Drive is a popular residential road on the Eastern fringes of Warminster and an excellent choice for retirees wishing to live close to both town and country - within easy reach of the nearby Warminster Park and the Smallbrook Meadows Local Nature Reserve whilst just a few minutes from a Central convenience store and Warminster Conservative Club closeby in Prestbury Drive. The town centre is a comfortable 7rd mile level walking distance and provides 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 and a rail station. 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 onto South Wales. Other main centres in the area include Frome, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance 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

- Entrance Passage** having double glazed front door, personal door to Garage, electrical fusegear and glazed inner door into:
- Hall** having radiator, heating thermostat, telephone point, built-in cupboard housing hot water cylinder with immersion heater fitted and access hatch with folding ladder to loft space. We understand there is wood block flooring beneath the carpet.
- Bedroom One** 11' 11" x 9' 11" max (3.63m x 3.02m) having radiator and wardrobe cupboards.
- Bedroom Two** 10' 4" x 7' 11" (3.15m x 2.41m) having radiator.
- Shower Room** having White suite comprising shower enclosure with Mira shower controls and glazed splash door, pedestal hand basin, low level W.C., complementary tiling and radiator.
- Pleasant South-facing Sitting Room** 16' 9" x 10' 4" (5.10m x 3.15m) a sunny room having a large picture window which overlooks the front Garden with tiled fireplace and hearth housing coal-effect Electric fire, T.V. aerial point, 2 radiators and wall light points. We understand there is wood block flooring under the carpet.
- Kitchen** 9' 5" x 8' 10" (2.87m x 2.69m) having postformed worksurfaces, inset stainless steel sink unit, drawer and cupboard space, point for Electric cooker, heating controls and wall-mounted Gas-fired Icos boiler providing domestic hot water and central heating to radiators, plumbing for washing machine and dishwasher and door into Side Passage.

OUTSIDE

Garage

16' 2" x 8' 2" (4.92m x 2.49m) approached via a block paved driveway providing ample off-road parking, having up & over door and power & light connected.

The Gardens

To the front of the bungalow is an area of lawn set behind shallow walling whilst the Rear Garden is also laid to lawn and an area of gravel with borders stocked with mature conifers, shrubs and seasonal plants whilst in one corner is a Shed and a Greenhouse and the whole is nicely enclosed by fencing.

Services

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

Tenure

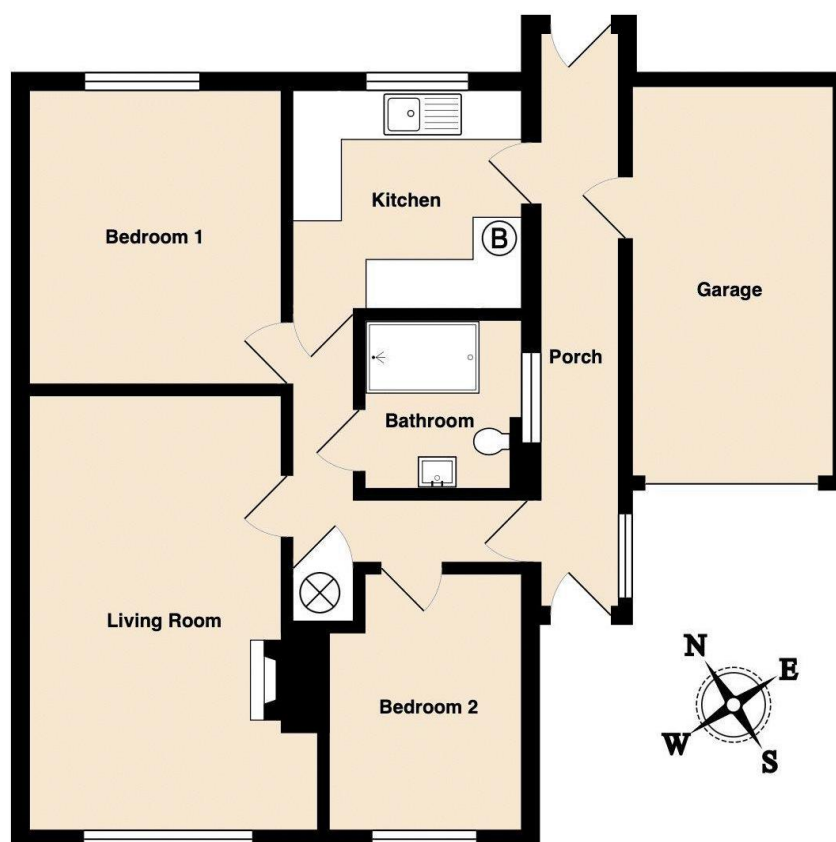
Freehold with vacant possession.

Rating Band

"B"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/5220-0170-0127-4101-1473>



Total Area: 57.3 m² ... 617 ft² (excluding porch, garage)

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
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Website: www.davislatcham.co.uk
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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)

71 Prestbury Drive
WARMINSTER
BA12 9LF

Energy rating

D

Valid until: **3 March 2034**

Certificate number: 5220-0170-0127-4101-1473

Property type	Semi-detached bungalow
Total floor area	55 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 D. 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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		