

# DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985  
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:  
homes@davislatcham.co.uk



- Spacious Individual Family Sized Home
- Cloakroom, Sitting Room, Dining Room,
- Spacious Kitchen/Breakfast Room
- Integral Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Nicely tucked away
- Family Room/5th Bedroom with Cloakroom
- 4 Bedrooms - 2 En-Suite & Family Bathroom
- Easily Managed Established Gardens
- Upvc Double Glazing



**The Gables, 33 Newport, Warminster, Wiltshire, BA12 8RH**

**£650,000**



A Spacious Individual Family Sized Home which is nicely tucked away being just minutes on foot from the Town Centre Amenities Porch, Large Entrance Hall, Cloakroom, Pleasant Sitting Room, Dining Room, Family Room/5th Bedroom with Cloakroom, Spacious Kitchen/Breakfast Room, First Floor Landing, 4 Bedrooms - 2 En-Suite & Family Bathroom, Integral Garage & Driveway Parking, Easily Managed Established Gardens, Gas-fired Central Heating to radiators and Upvc Double Glazing.

## Accommodation

**THE PROPERTY** is a highly individual detached chalet-style home, which has attractive brick elevations with stone quoins under a tiled roof featuring dormer windows and benefits from sealed-unit double glazed together with Gas-fired central heating to radiators. The family sized accommodation boasts an impressive Entrance Hall, three good-sized Receptions Rooms and four Bedrooms - two of which have En-Suite facilities thus offering plenty of space to accommodate multi-generational living or an elderly relative. Available with no associated sale chain, this would be a great home for a family needing space to spread out and is a rare opportunity to live close to the all the town's amenities hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

The Gables is located just off Newport - a small imaginatively planned development of mews-style homes, and was built circa 1989 in the grounds of the impressive Portway House - a former Dower House to the ancestral family of Lord Bath of Longleat fame. This is an excellent choice for someone who wishes to live close to the bustling town centre just minutes level walking distance with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of small independent traders. Other amenities include a theatre and library, hospital and clinics and a 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 within comfortable driving distance as are various military establishments on the Salisbury Plain. 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** having courtesy lighting and panelled front door opening into:

**Impressive Entrance Hall** having radiator, cloaks cupboard, telephone point and staircase to First Floor whilst two pairs of double doors lead off into the main reception rooms.

**Cloakroom** with low level W.C. and hand basin with tiled splashback.

**Pleasant Sitting Room** 20' 3" x 15' 4" (6.17m x 4.67m) a light and airy room enjoying dual aspects, featuring an attractive carved stone fireplace housing coal-effect Gas fire creating a focal point, wall light points, T.V. aerial point, radiator and sliding patio door opening onto Garden Terrace.

**Spacious Dining Room** 16' 1" x 12' 0" (4.90m x 3.65m) having wall light points, radiator and ample space for table & chairs.

**Family Room** 17' 0" x 12' 8" max (5.18m x 3.86m) a good-sized room enjoying dual aspects, which could serve as a home office, downstairs 5th Bedroom or television room, having radiator, walk-in cupboard and doors to Cloakroom and driveway.

**Cloakroom** with low level W.C. and hand basin.

**Kitchen/Breakfast Room** 19' 3" x 12' 0" (5.86m x 3.65m) having postformed worksurfaces, inset stainless steel sink, ample drawer & cupboard space, complementary tiling, Gas-fired Aga stove, integrated Dishwasher, plumbing for Washing Machine, walk-in larder cupboard, Gas-fired Ideal Mexico boiler supplying domestic hot water and central heating to radiators, space for a breakfast table & chairs and ceramic tiled flooring. A door gives access to the drive.

**First Floor Galleried Landing** with Velux rood window ensuring plenty of natural light, radiator, heating thermostat and built-in linen cupboard housing hot water cylinder.

**Bedroom One** 16' 0" x 14' 7" (4.87m x 4.44m) enjoying dual aspects, having radiator, built-in wardrobes and dressing surface, further built-in wardrobes, eaves storage and door to En-Suite Bathroom.

**En-Suite Bathroom** having White suite comprising panelled bath, pedestal hand basin, low level W.C., complementary tiling, Velux Roof window ensuring plenty of natural light and radiator.

**Bedroom Two** 15' 10" x 9' 6" (4.82m x 2.89m) plus door recess enjoying triple aspect, having radiator, built-in wardrobe and eaves storage.

**En-Suite Two Shower Room** with built-in shower enclosure with Thermostatic controls, hand basin, low level W.C., radiator and Velux roof window ensuring plenty of natural light.

**Bedroom Three** 16' 0" x 11' 8" (4.87m x 3.55m) enjoying dual aspect, radiator, built-in wardrobes, vanity hand basin with cupboard under and eaves storage.

**Bedroom Four** 14' 1" x 9' 9" (4.29m x 2.97m) enjoying triple aspects including a porthole window, built-in cupboard, vanity basin with cupboard under and radiator.

**Family Bathroom** with suite comprising panelled bath, shower enclosure with Thermostatic controls, pedestal hand basin, low level W.C., radiator and Velux roof window ensuring plenty of natural light.

## OUTSIDE

**Integral Garage** 18' 5" x 17' 2" (5.61m x 5.23m) with up & over door, approached through a 5-bar gate over the gravel driveway to the rear of Portway House whilst there is also ample driveway parking.

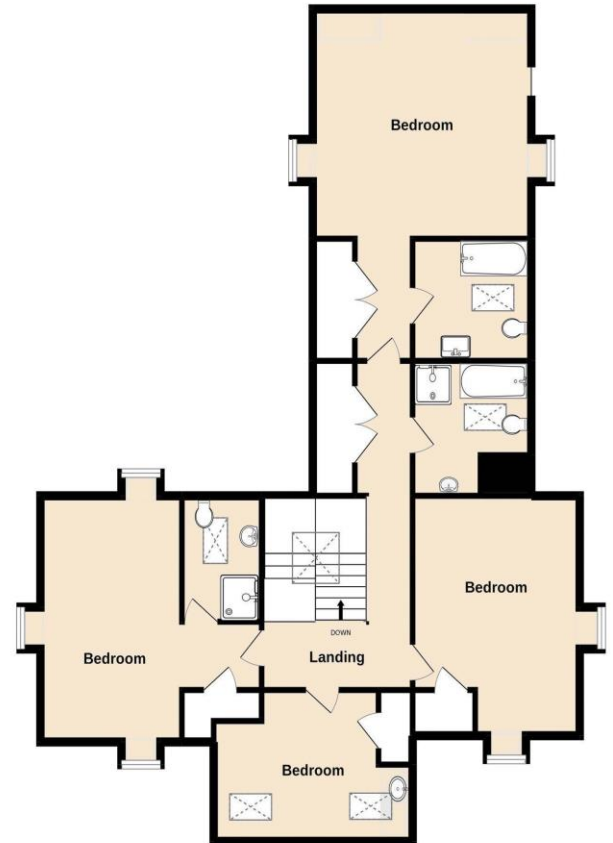
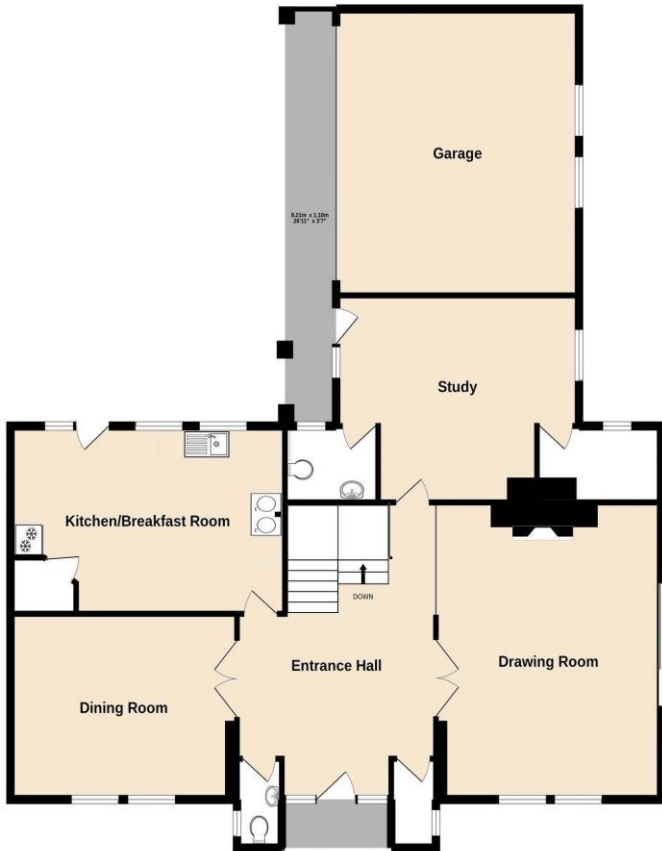
**The Gardens** The mature Gardens are laid out for easy maintenance, flanking three sides of the property. To the front is a block paved terrace with established shrubbery and hedging whilst to the side is a sheltered paved terrace, further shrubbery and ornamental trees, a pergola and an area of lawn which continues to the rear with a border stocked with rose bushes, an area set aside for the cultivation of vegetables and a shed. The whole is nicely enclosed by walling and fencing ensuring privacy.

**Services** We understand Mains Water, Drainage, Electricity and Gas are all connected to the property.

**Tenure** Freehold with vacant possession

**Rating Band** "G"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/5832-3426-4100-0544-7296>



FLOORPLANS FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
DAVIS & LATCHAM,  
43 Market Place  
Warminster  
Wiltshire  
BA12 9AZ  
Tel: Warminster 01985 846985.  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## 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)

The Gables  
Newport  
WARMINSTER  
BA12 8RH

Energy rating

**D**

Valid until: **11 July 2032**

Certificate number: **5432-3423-4100-0562-7296**

Property type

Detached house

Total floor area

247 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	65   <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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60