

# DAVIS & LATCHAM ESTATE AGENTS

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- Brand New House with No Onward Chain
- Sunny South-facing Sitting Room/Dining Room
- Fully Tiled Cloaks/Shower Room
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Great choice as a family home
- Fitted Kitchen/Dining Room
- 3 Bedrooms & Fully Tiled Bathroom
- Easily Managed Corner Plot Garden
- Upvc Sealed Unit Double Glazing



**The Corner House, 8A Ruskin Drive, Warminster, Wiltshire,  
 BA12 8HS**

**£315,000**



A great choice as a family home this brand New House occupies a pleasant corner plot in a popular residential area on the Western outskirts of Town. Entrance Porch, Sunny South-facing Sitting Room/Dining Room, Fitted Kitchen/Dining Room, Side Hall, Fully Tiled Cloaks/Shower Room, First Floor Landing, 3 Bedrooms & Fully Tiled Bathroom, Garage & Driveway Parking, Easily Managed Corner Plot Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a rare opportunity to acquire a brand new light and airy home which has pleasing brick elevations with colour-washed rendering under a tiled roof and provides well-appointed accommodation which benefits from high levels of thermal insulation together with Upvc sealed unit double glazing and Gas-fired central heating to radiators and has the added bonus of a downstairs Cloaks/Shower Room. The property will be sold with the benefit of an insurance backed warranty making this a great choice for a young family seeking a brand new home, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Occupying a corner plot in Ruskin Drive, a popular residential area close to open country and the woodland of the Longleat Estate on the Western fringes of Warminster yet within short walking distance from Princecroft Primary School rated Good by Ofsted, whilst within easy reach is a Co-Op Convenience Store and a small parade of neighbourhood shops including a Tesco Express is also nearby. The bustling town centre is just under 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 and library, clinics and hospital, 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 town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road access 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

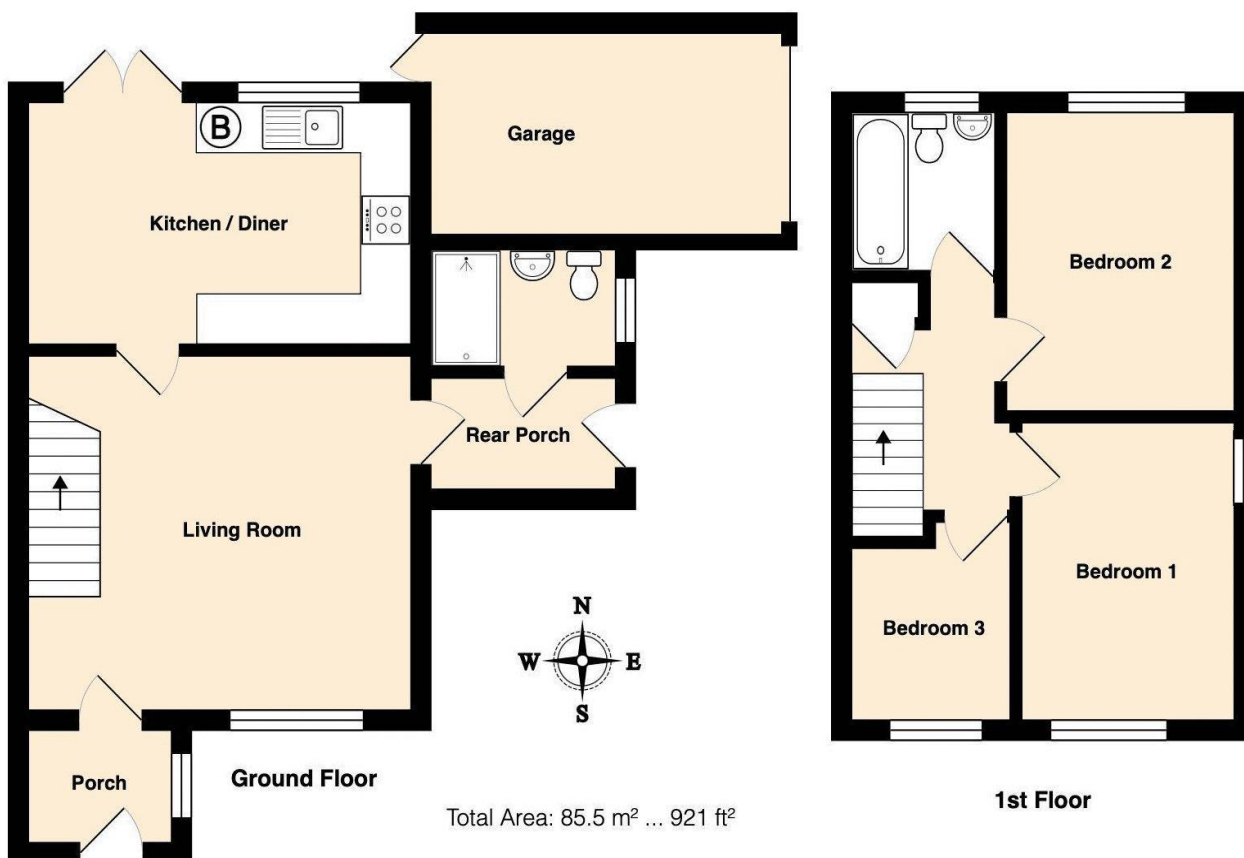
- Entrance Porch** having Upvc double glazed front door, laminate flooring, radiator, electrical fusegear and inner door into:
- Pleasant Sunny South-facing Sitting Room 15' 4" x 13' 10" (4.67m x 4.21m)** a light and airy room having 2 radiators, laminate flooring, T.V. aerial point, staircase to First Floor. deep understair recess, door to Kitchen and glazed door to Side Hall.
- Side Hall** having radiator, laminate flooring and Upvc double glazed door to side Garden.
- Fully Tiled Cloaks/Shower Room** having White suite comprising shower enclosure with glazed splash screen and thermostatic controls, low level W.C., pedestal hand basin, complementary wall and floor tiling, extractor fan and towel radiator.
- Kitchen/Diner** 15' 4" x 9' 5" (4.67m x 2.87m) having range of worksurfaces, inset stainless steel 1½ bowl sink, drawer and cupboard space, complementary tiling, matching overhead cupboards - one housing Gas-fired GlowWorm combi-boiler supplying central heating and domestic hot water, built-in Electric Oven and Electric Hob with Filter Hood above, recessed lighting and surface lighting, plumbing for washing machine, tiled flooring, ample space for dining table & chairs and double glazed french doors opening onto paved Garden Terrace.
- First Floor Landing** having access hatch to roof space and built-in shelved linen cupboard with towel radiator and auto light.

- Bedroom One** 11' 9" x 9' 1" (3.58m x 2.77m) enjoying dual aspects and having radiator and wall light points.
- Bedroom Two** 11' 8" x 9' 1" (3.55m x 2.77m) having radiator and wall light points.
- Bedroom Three** 6' 9" x 6' 5" (2.06m x 1.95m) having radiator and integrated single bed with storage space underneath.
- Fully Tiled Bathroom** having contemporary White suite comprising panelled bath with shower mixer taps and glazed splash screen, pedestal hand basin and low level W.C., complementary wall tiling with decorative frieze, tiled flooring, towel radiator, extractor fan, recessed lighting and shaver point.

## OUTSIDE

- Garage** 17' 3" x 8' 7" (5.25m x 2.61m) approached via driveway providing Off Road Parking and having an up & over door and power & light connected.
- The Gardens** The property occupies a generous corner plot with a path to the front door flanked by lawn to the front and side whilst a handgate leads into an enclosed Side Garden screened by fencing. The Enclosed Rear Garden includes a paved terrace and small area of lawn with mature flowering Cherry Tree, an outside tap and personal rear door to Garage. The whole is nicely enclosed by fencing ensuring privacy and security.
- Services** We understand Mains Water, Drainage, Gas and Electricity are connected to the property.
- Tenure** Freehold with vacant possession.
- Rating Band** "C"
- EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/4339-4930-5009-0054-2206>





**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT 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)

The Corner House 8A Ruskin Drive Warminster BA12 8HS	Energy rating <b>B</b>	Valid until: <b>3 October 2031</b> <hr/> Certificate number: <b>4339-4930-5009-0054-2206</b>
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Property type	End-terrace house
Total floor area	80 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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