

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



- Modern End of Terrace House
- Sitting Room, Spacious Kitchen/Diner
- Off-Road Parking
- Electric Heating
- Ideal for First Time purchase or Buy-to-Let Investment
- 3 Bedrooms & Bathroom
- Easily Maintained Enclosed Rear Garden
- Upvc Sealed Unit Double Glazing



10 Chalfield Close, Warminster, Wiltshire, BA12 8PR

£230,000



Ideal for First Time purchase or Buy-to-Let Investment this comfortable modern End of Terrace House occupies a quiet setting within walking distance of The town and its amenities. Entrance Porch, Pleasant Sitting Room, Spacious Kitchen/Diner, First Floor Landing, 3 Bedrooms & Bathroom, Off-Road Parking, Easily Maintained Enclosed Rear Garden, Electric Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern end of terrace house which has attractive reconstructed stone elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with Electric Heating which include self-programming smart radiators which can be operated individually. This is a comfortable freshly decorated property which would make a great easily run first home or buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Chalfield Close is a peaceful residential cul-de-sac, immediately adjacent to a small wooded area and extensive public open space - great for dog-walking and includes a children's play area whilst also being not far from the Downs and Golf Course which overlooks Warminster. The town centre 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 as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

- Entrance Porch** with double glazed front door, courtesy light, cloaks hanging space, electrical fusegear and inner door leading into:
- Pleasant Sitting Room** 15' 0" max x 12' 1" (4.57m x 3.68m) having laminate flooring, electric radiator, T.V. aerial point, broadband terminal, staircase to First Floor, cupboard and deep understair recess, and door into Kitchen/Diner.
- Kitchen/Diner** 14' 11" x 10' 5" (4.54m x 3.17m) having postformed worksurfaces, inset ceramic White sink, range of units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, inset Ceramic Electric Hob and built-in Electric Oven and Grill, plumbing for washing machine, integrated Fridge/Freezer, ample space for breakfast table & chairs, tiled flooring with underfloor heating - currently not working, and double glazed door into Rear Garden.
- First Floor** Landing having electric radiator, shelved linen cupboard housing hot water cylinder with twin immersion heaters and access hatch to loft.
- Bedroom One** 11' 8" x 9' 11" (3.55m x 3.02m) having electric radiator, telephone point and built-in wardrobe cupboard.
- Bedroom Two** 8' 2" x 7' 7" (2.49m x 2.31m)
- Bedroom Three** 7' 7" x 6' 6" (2.31m x 1.98m) having panel heater.
- Newly Installed Fully-Tiled Bathroom** having contemporary White suite comprising panelled bath with Mira shower controls, vanity hand basin with cupboard under, low level W.C., recessed spotlighting, extractor fan and complementary tiled flooring.

OUTSIDE

Parking

Block paved off-road parking space located in front of the property.

The Garden

The easily managed Rear Garden is approached via a side path and includes a paved terrace and a newly laid lawn with colourful borders stocked with seasonal plants whilst in one corner is a Shed and the whole is nicely enclosed by fencing for privacy.

Services

We understand Mains Water, Drainage and Electricity are connected to the property.

Tenure

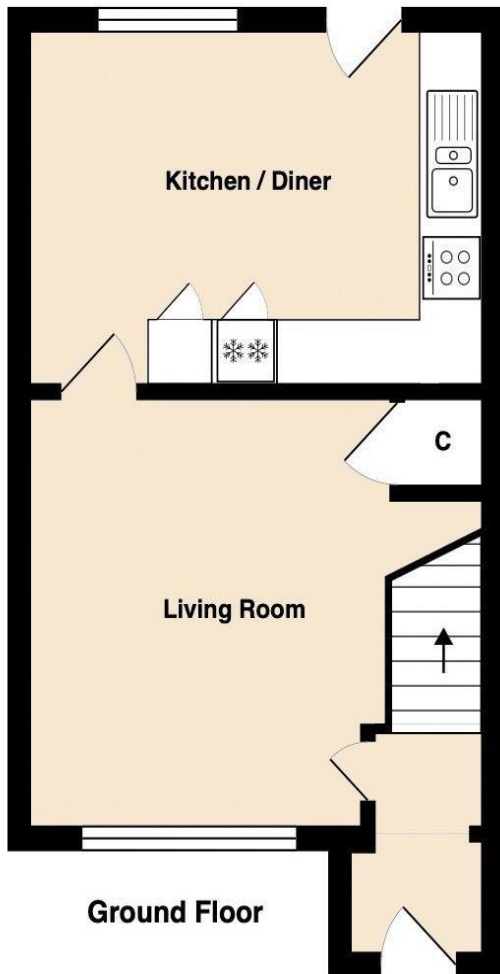
Freehold with vacant possession.

Rating Band

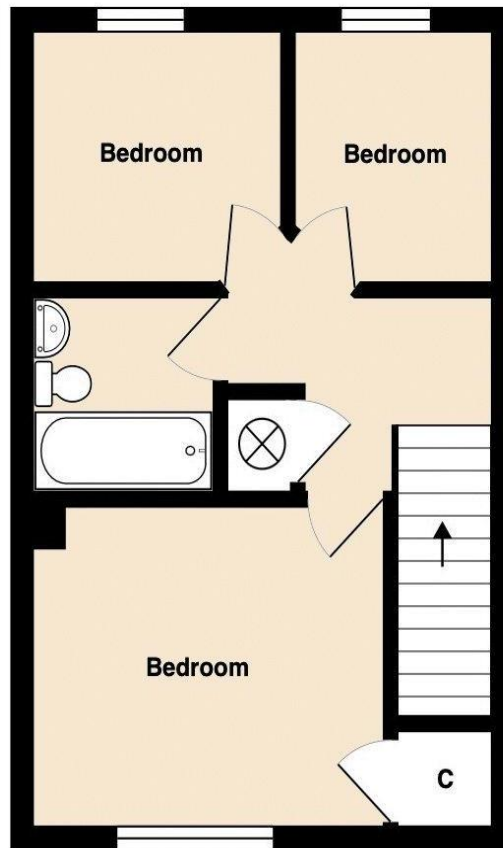
"B"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/2220-2179-0028-3108-1423>



Ground Floor



1st Floor

Total Area: 69.5 m² ... 748 ft²

FLOORPLAN 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
E-mail - 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)

10 Chalfield Close WARMINSTER BA12 8PR	Energy rating	Valid until:	26 March 2034
	E	Certificate number:	2220-2179-0028-3108-1423

Property type	End-terrace house
Total floor area	75 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		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		