

# DAVIS & LATCHAM

## ESTATE AGENTS

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- Mid-Terrace House
- Great First Time Purchase or Buy-to-Let Investment
- Double-Glazed Lean-To
- Parking & Garage
- Electric Heating
- Immediately Available with No Onward Chain
- Sitting Room, Kitchen/Diner
- 2 Bedrooms & Bathroom
- Easily Managed Enclosed Rear Garden
- Sealed Unit Double Glazing



**19 Foxley Close, Warminster, Wiltshire, BA12 8PX**

**£210,000**



Immediately available with No Onward Chain this modern Mid-Terrace House would be a great choice for First Time Purchase or Buy-to-Let Investment. Entrance Porch, Pleasant Sitting Room, Kitchen/Diner, Double-Glazed Lean-To, First Floor Landing, Bathroom & 2 Bedrooms, Parking & Garage and Easily Managed Enclosed Rear Garden, Electric Heating & Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a modern mid-terrace house which has attractive brick elevations under a tiled roof and benefits from Electric heating together with Upvc sealed-unit double glazing and has the added bonus of a Garage. Although offering scope for some cosmetic updating the property would be a great choice for first time purchase or buy-to-let investment, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Foxley Close is a residential area adjacent to a large area of green open space and not far from the local beauty spots of Cop Heap, the Downs and Golf Course, and a great choice for someone wishing to live within a level walk from the town centre, train station and schooling - The Avenue Primary School is rated Good by Ofsted. The town centre has 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. 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 on to South Wales. Other main centres in the area include Frome, Trowbridge, Westbury, 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 further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

## ACCOMMODATION

- Entrance Porch** having Upvc double-glazed front door, cloaks hanging space, telephone point and electric consumer unit.
- Pleasant Sitting Room** 13' 2" max x 12' 10" (4.01m x 3.91m) having electric heater, T.V. aerial point and stairs to First Floor.
- Kitchen/Diner** 13' 1" x 9' 9" (3.98m x 2.97m) having postformed worksurfaces, stainless steel sink, drawer & cupboard space, tiled splashbacks and matching overhead cupboards, Electric Cooker, plumbing for washing machine, tiled flooring, electric heater, space for fridge/freezer and ample room for breakfast table & chairs.
- Double Glazed Lean-To** 10' 5" x 6' 8" (3.17m x 2.03m) suitable as a Utility Room with power & light connected and French doors to Garden.
- First Floor** Landing having electric heater and access hatch to loft.
- Bedroom One** 12' 9" x 9' 8" (3.88m x 2.94m) having shelved cupboard housing hot water cylinder with immersion heater fitted.
- Bedroom Two** 9' 10" x 6' 6" (2.99m x 1.98m)
- Bathroom** having Cream coloured suite comprising panelled bath with Triton shower over and folding splash screen, pedestal hand basin, low level W.C., complementary tiling, electric heater and vinyl flooring.

## OUTSIDE

**Off Road Parking** An area of brick paving is located at the front of the property.

**Garage**

15' 9" x 8' 2" (4.80m x 2.49m) is located to the rear of the property in a block backing onto the Garden with up & over door, power & light connected and personal rear door.

**The Gardens**

are easily managed and comprise to the front a small area of lawn whilst the rear is mainly laid to paving and enjoys a North-westerly aspect, enclosed by fencing which ensures privacy.

**Services**

We understand Mains Water, Drainage & Electricity are connected.

**Tenure**

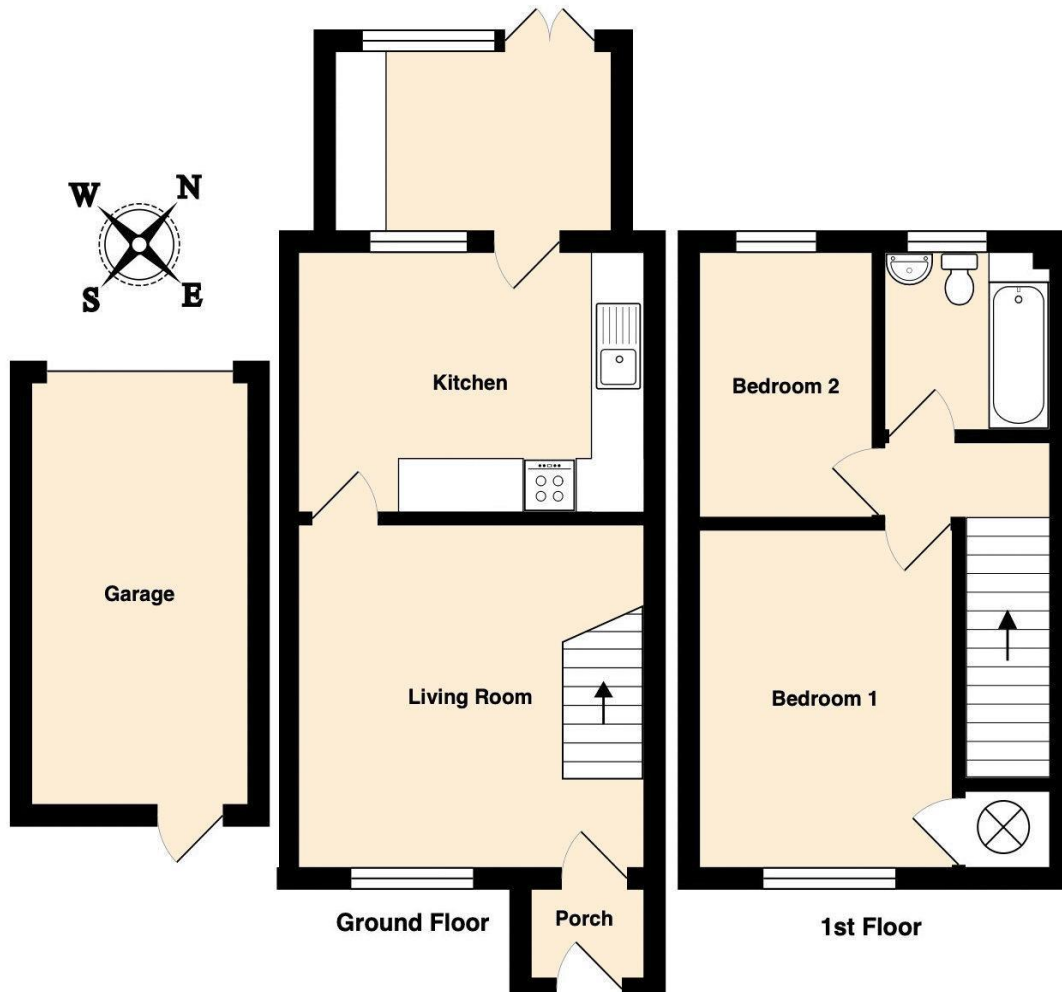
Freehold with vacant possession.

**Rating Band**

"B"

**EPC URL**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9293-1212-9807-9800-1704>



Total Area: 66.0 m<sup>2</sup> ... 710 ft<sup>2</sup> (excluding garage)

**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**

## VIEWING

By prior appointment through  
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43 Market Place  
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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

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)

19 Foxley Close WARMINSTER BA12 8PX	Energy rating <b>D</b>	Valid until: <b>27 November 2033</b>
		Certificate number: <b>9293-1212-9807-9800-1704</b>

Property type: Mid-terrace house

Total floor area: 56 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 current 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

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