

DAVIS & LATCHAM ESTATE AGENTS

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- **Extended Semi-Detached House**
- **Close to the beautiful Warminster park**
- **Dual Aspect Dining Area, Fitted Kitchen**
- **Internal Garage & Driveway Parking**
- **Gas-fired Central Heating to radiators**
- **Ideal for family occupation**
- **Cloakroom, Sitting Room**
- **3 Bedrooms & Bathroom**
- **Private Rear Garden**
- **Upvc Sealed unit Double Glazing**



31 Damask Way, Warminster, Wiltshire, BA12 9PX

£330,000



Ideal for family occupation this extended Semi-Detached House enjoys a pleasant setting in a popular residential area close to the beautiful Warminster park. Hall, Cloakroom, Pleasant Sitting Room, Dual Aspect Dining Area, Fitted Kitchen, First Floor Landing, Bathroom & 3 Bedrooms, Internal Garage & Driveway Parking, Private Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed unit Double Glazing.

Accommodation

THE PROPERTY is an extended semi-detached house which has attractive brick and tile hung elevations under a mainly tiled roof and features Upvc sealed unit double glazing together with Gas-fired central heating to radiators. The spacious dual aspect dining area extension greatly adds to the reception space of the property. This is a property which would suit a family seeking a comfortable and easily run home in a peaceful residential setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Damask Way is a popular residential area approached off Upper Marsh Road on the Southern side of the town, close to the beautifully tended Warminster Park & Leisure Gardens together with the Smallbrook Meadows Local Nature Reserve and adjoining open countryside. Local schooling in the form of Sambourne Primary which is rated Good by Ofsted is within walking distance, whilst the bustling town centre is within easy reach with its excellent shopping facilities, 3 supermarkets - including a Waitrose store, and a host of independent traders. Other amenities include a theatre & library, hospital & clinics, and railway station with regular rail 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 are all within comfortable driving distance 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 Upvc double-glazed door opening into:
- Entrance Hall** having radiator, telephone point, understairs cupboard and staircase to the First Floor.
- Cloakroom** having low level W.C., hand basin and vinyl flooring.
- Pleasant Sitting Room** 18' 11" x 10' 4" (5.76m x 3.15m) enjoying dual aspects, having wall light points, T.V. aerial point, 2 radiators and opening into:
- Dual Aspect Dining Area** 15' 4" x 11' 5" (4.67m x 3.48m) with ample space for table and chairs, feature stonework, 2 radiators, laminate flooring and sliding patio doors leading into Rear Garden
- Fitted Kitchen** 11' 0" x 10' 0" (3.35m x 3.05m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, Beech effect units providing ample drawer and cupboard space, complementary wall tiling and matching part-glazed overhead cupboards, built-in Gas Oven and Hob with Filter Hood above, space for fridge/freezer, plumbing for dishwasher and washing machine, wall-mounted Gas-fired Baxi boiler supplying domestic hot water and central heating to radiators, vinyl flooring and Upvc double-glazed door to Side Passage.
- Side Passage** having a door at either end giving access to the Front and Rear Garden.
- First Floor Landing** having loft access hatch and built-in shelved linen cupboard housing hot water cylinder with immersion heater fitted.

Bathroom having White suite comprising panelled bath with thermostatic shower above, pedestal hand basin, low level W.C., radiator, complementary wall tiling, extractor fan and vinyl flooring.

Bedroom One 15' 7" x 11' 8" (4.75m x 3.55m) enjoying dual aspects having radiator, heating controls and built-in wardrobes.

Bedroom Two 12' 9" into recess x 8' 1" (3.88m x 2.46m) having radiator and wall light point.

Bedroom Three 11' 4" x 8' 1" (3.45m x 2.46m) with sloping ceiling, telephone point and radiator.

Integral Garage 16' 2" x 7' 10" (4.92m x 2.39m) approached via a tarmac driveway providing ample off-road parking, having up & over door, power & light connected, electrical fusegear and personal door.

The Level Easily Managed Gardens include an area to the front with a paved terrace, shrubs and decorative shingle whilst the Rear Garden includes an area of lawn with sculpted borders, two paved seating areas, an outside tap and power socket. The whole is nicely enclosed by fencing and mature hedging ensuring a high level of privacy.

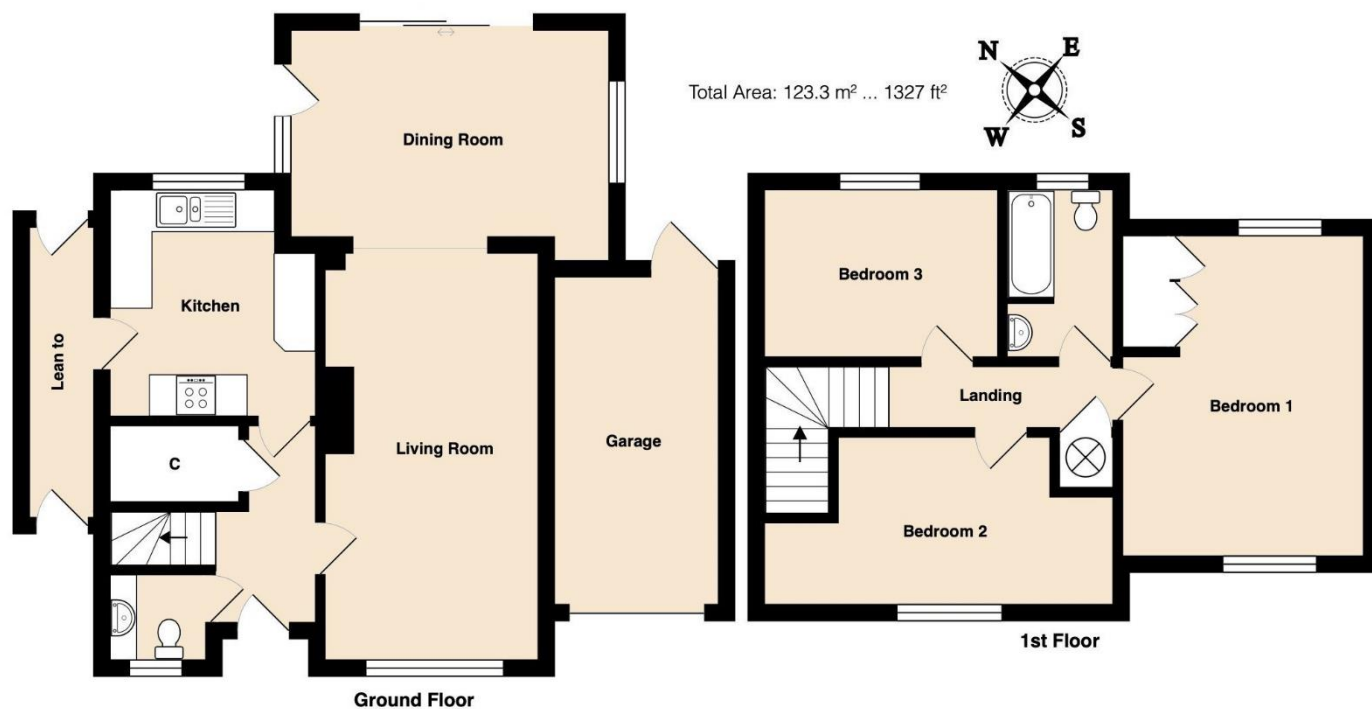
Services We understand Mains Water, Drainage, Gas and Electricity are connected to the property.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2190-7707-8140-3108-6201>





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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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)

31 Damask Way
WARMINSTER
BA12 9PX

Energy rating

D

Valid until: **5 March 2034**

Certificate number: **2190-7707-8140-3108-6201**

Property type Semi-detached house

Total floor area 102 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 C.

[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 | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |