

DAVIS & LATCHAM ESTATE AGENTS

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- Chalet-Style Semi**
- No Onward Chain
 - Within walking distance of Schooling the Town Centre
 - Fully-tiled Downstairs Bathroom
 - Garage & Driveway Parking
 - Gas-fired Central Heating to radiators
 - Sitting Room, Spacious Kitchen/Diner
 - Three Bedrooms
 - Level Easily Managed Front & Rear Gardens
 - Sealed-unit Double Glazing



3 Daniell Crest, Warminster, Wiltshire, BA12 8NY

£295,000



Ideal for Family occupation this Chalet-Style Semi is conveniently located within walking distance of Schooling and the Town Centre. Entrance Hall, Pleasant Sitting Room, Spacious Kitchen/Diner, Fully-tiled Downstairs Bathroom, First Floor Landing & Three Bedrooms, Garage & Driveway Parking, Level Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a chalet style semi-detached which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit double glazing. This would be a great choice for a family wishing to live in a peaceful residential cul-de-sac not far from amenities and within walking distance of schooling hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Located in Daniell Crest, a popular residential area, conveniently just a short distance on foot from Sambourne Primary School - rated Good by Ofsted in November 2022, whilst a neighbourhood convenience store is nearby in West Parade. The lovely Warminster Lake Pleasure Gardens are within easy walking distance whilst the bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of small independent traders. Other amenities include a theatre and library, clinics and hospital, 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. The town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Frome, Trowbridge, 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 and Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

- Entrance Hall** having Upvc double glazed door, staircase to First Floor, tiled flooring, wall mounted Gas-fired Alpha Combi-boiler providing domestic hot water and central heating.
- Pleasant Sitting Room** 16' 5" x 11' 1" (5.00m x 3.38m) with fireplace housing Hamler woodburning stove with stone hearth surround, Telephone point, Broadband Terminal and radiator.
- Kitchen/Diner** 12' 4" x 10' 8" (3.76m x 3.25m) having postformed worksurfaces and inset stainless steel sink, range of wooden fronted units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, recess for Gas Cooker, recess & plumbing for Washing Machine and Dishwasher, space for Fridge/Freezer, radiator, walk-in understairs cupboard, ample space for breakfast table & chairs and double glazed door to Garden.
- Fully-tiled Downstairs Bathroom** having contemporary White suite comprising panelled bath with mixer tap/shower over, vanity hand basin with cupboard under, low level W.C., complementary wall tiling, ceramic tiled floor and heated towel radiator.
- First Floor** Landing with access hatch to loft.
- Bedroom One** 16' 5" x 10' 7" (5.00m x 3.22m) having radiator and fitted wardrobes.
- Bedroom Two** 14' 6" max x 8' 9" (4.42m x 2.66m) having radiator and built-in storage cupboard.
- Bedroom Three** 8' 4" x 7' 6" (2.54m x 2.28m) having radiator.

OUTSIDE

Garage 16' 3" x 8' 3" (4.95m x 2.51m) having ample driveway parking, up & over door, personal door and power & light connected. To the rear of the Garage is a Useful Store.

The Level Easily Managed Gardens are laid to the front to a lawn. There is a side gate giving access to the private Rear Garden which includes a paved terrace, an area of lawn and an outside tap. All is enclosed by wooden fencing.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9432-8625-5100-0505-622>



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)

3 Daniell Crest
WARMINSTER
BA12 8NY

Energy rating

D

Valid until: **24 May 2032**

Certificate number: **9432-8625-5100-0505-6222**

Property type

Semi-detached house

Total floor area

77 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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