

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious Semi-Detached Period Cottage
- Two Spacious Reception Rooms
- 3 Double Bedrooms
- Garage & Parking Space
- Gas-fired Central Heating to radiators
- No Onward Chain
- 17' Kitchen/Diner, Utility & Cloakroom
- Bathroom, Separate W.C.
- Private Walled Rear Garden
- Secondary and Double Glazing



30 Vicarage Street, Warminster, Wiltshire, BA12 8JE

£290,000



Immediately available with No Associated Sale Chain this spacious Semi-Detached Period Cottage enjoys a convenient location just a short distance from Schooling and Shops. Entrance Hall, Two Spacious Reception Rooms, 17' Kitchen/Diner, Utility & Cloakroom, First Floor Landing, Bathroom & Separate W.C. and 3 Double Bedrooms, Garage & Parking Space, Private Walled Rear Garden, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a charming semi-detached period cottage thought to be in the region of 300 years old which has attractive mellow brick and rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with a combination of secondary and double glazing. In recent months remedial work at the property has included timber treatment, chimney re-pointing and re-bedding the ridge tiles - a schedule of which is available upon request. Besides two large Reception Rooms and three double Bedrooms the property is complemented by a private rear Garden and has the added bonus of a Garage - a rarity in this area of the town where parking is at a premium. **Immediately available with no associated sale chain this is a delightful property which would suit someone seeking a spacious home close to amenities and must be viewed to be fully appreciated, hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.**

LOCATION in the Vicarage Street Conservation Area on the Western side of town, not far from the historic Obelisk at the junction of Vicarage Street, Church Street and Silver Street, the site of the original market cross and believed to have been the original centre of Warminster during the Middle Ages. This area of the town includes many fine properties, some like adjacent Wren House date from the early 18th Century and were the homes of wealthy merchants, whilst others are slightly later. The bustling town centre is within easy level walking distance and offers excellent shopping facilities - 3 supermarkets including a Waitrose together with a host of independent traders. Minster Primary School and the Warminster co-educational boarding and day Public School are both close by whilst other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The 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 Hall having decorative tiled flooring and inner door into:

Charming Sitting Room 16' 8" x 10' 7" (5.08m x 3.22m) a delightful room having decorative brick arched fireplace opening which is sealed and not in use at present, radiator, T.V. aerial point and exposed structural ceiling beams.

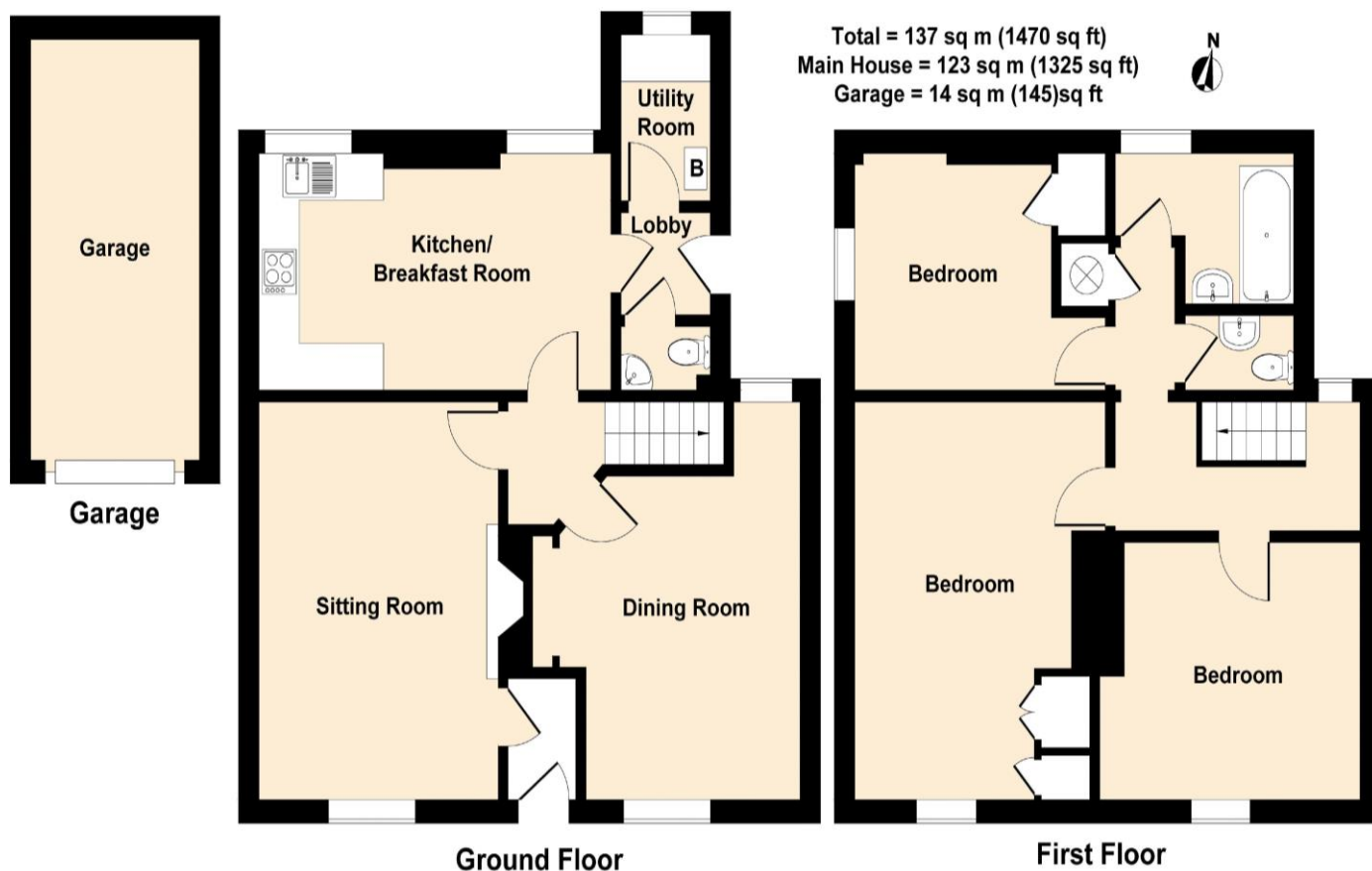
Spacious Dining Room 16' 5" x 11' 2" (5.00m x 3.40m) also having decorative arched fireplace opening - sealed and not in use at present, radiator, T.V. aerial point and exposed structural ceiling beam.

Inner Hall having radiator and staircase to First Floor.

Large Kitchen/Diner 17' 0" x 9' 6" (5.18m x 2.89m) max having postformed worksurfaces and inset colour-keyed sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, recess with point for Gas/Electric Cooker, space for fridge/freezer, radiator, ample space for table & chairs, recessed lighting and tiled flooring.

Rear Hall	having tiled flooring and rear door to Garden.
Utility Room	having radiator, plumbing for washing machine, tiled flooring, extractor fan and wall mounted Gas-fired Worcester boiler supplying central heating & domestic hot water.
First Floor	Landing having radiator, built-in shelved linen cupboard housing hot water cylinder with immersion heater fitted and hatch to extensive loft area which has many original roof timbers.
Bedroom One	16' 8" x 11' 2" (5.08m x 3.40m) having radiator, built-in wardrobe cupboard and exposed ceiling beam.
Bedroom Two	12' 6" x 10' 11" (3.81m x 3.32m) max having radiator and exposed beam.
Bedroom Three	11' 5" x 10' 3" (3.48m x 3.12m) having radiator and built-in cupboard.
Separate W.C.	having White suite comprising low level W.C., hand basin, radiator and extractor fan.
Bathroom	having White suite comprising panelled bath with Mira shower above, pedestal hand basin, radiator and extractor fan.
OUTSIDE	
Garage	approached via driveway adjacent to 28 Vicarage Street having up & over door and power & light connected, with parking space in front for one vehicle.
The Private Sheltered Rear Garden is mainly laid to lawn whilst a few steps lead down to the back door and is nicely enclosed by walling and fencing which ensures privacy.	
Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0522-2129-1002-0126-0906





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)

30 VICARAGE STREET
WARMINSTER
BA12 8JE

Energy rating

D

Valid until: **26 June 2031**

Certificate number: **0522-2129-1002-0126-0906**

Property type Semi-detached house

Total floor area 122 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 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		