

DAVIS & LATCHAM ESTATE AGENTS

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- Easily run Detached House
- Peaceful residential Cul-de-Sac
- Cloakroom, Pleasant Sitting Room
- Dining Room, Kitchen
- Double Glazed Conservatory
- Shower Room & 2 Bedrooms
- Driveway Parking & Garage
- Level Easily Managed Gardens
- Gas-fired Central Heating to radiators
- Sealed Unit Double Glazing



3 Bourne Close, Warminster, Wiltshire, BA12 9PT

£285,000



This easily run Detached House occupies a peaceful residential Cul-de-Sac setting on the Southern outskirts of the Town. Hall, Cloakroom, Pleasant Sitting Room, Dining Room, Kitchen, Double Glazed Conservatory, First Floor Landing, Shower Room & 2 Bedrooms, Driveway Parking & Garage and Level Easily Managed Gardens, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive modern detached house which has brick elevations with decorative cladding under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. This is a light & airy home which provides comfortable, easily run accommodation with the added bonus of a Conservatory and would be a great choice for retirement hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Bourne Close is a peaceful edge of town cul-de-sac just off Wylde Road, a popular residential area close to open country on the Southern fringes of Warminster and just under a mile from the town centre - the route of a regular bus service stops closeby. The town has excellent shopping facilities - 3 supermarkets including a Waitrose store whilst the bustling town centre has a host of independent traders. The town enjoys a wide range of amenities which include a theatre and library, clinics and hospital, and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales, whilst the town is also well served by 'buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train whilst Bournemouth, Bristol and Southampton Airports are each just over an hour by road.

ACCOMMODATION

Having Upvc double-glazed door into:

- Entrance Hall** having laminate flooring, radiator, temperature thermostat, heating controls, built-in cloaks cupboard, further cupboards and staircase rising to First Floor.
- Cloakroom** having low level W.C. and hand basin with cupboard under, also housing Gas-fired Worcester combi-boiler supplying central heating and domestic hot water.
- Pleasant Sitting Room** 16' 8" x 11' 11" (5.08m x 3.63m) a light & airy room with 2 large picture windows overlooking the front Garden, fireplace housing coal-effect Gas fire creating a focal point, radiator, T.V. aerial point and space for dining table & chairs.
- Dining Room** 10' 0" x 7' 7" (3.05m x 2.31m) having laminate flooring, space for table & chairs, radiator and archway into Conservatory.
- Double Glazed Conservatory** 9' 2" x 8' 2" (2.79m x 2.49m) having power & light connected, electric wall heater and double doors opening into Garden.
- Kitchen** 10' 0" x 7' 8" (3.05m x 2.34m) having postformed worksurfaces, inset 1½ bowl colour-keyed sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and inset Gas Hob with Filter Hood above, plumbing for washing machine and dishwasher and double glazed side door to Garden.
- First Floor** Landing having built-in shelved airing cupboard.
- Bedroom One** 11' 10" x 11' 5" (3.60m x 3.48m) having radiator and fitted furniture including wardrobes and dressing surface with drawers.
- Bedroom Two** 11' 3" x 8' 0" (3.43m x 2.44m) having radiator.

Shower Room comprising shower enclosure with thermostatic controls and glazed splash door, pedestal hand basin and low level W.C., radiator, built-in shelved linen cupboard with radiator and access hatch to loft.

OUTSIDE

Garage 17' 1" x 7' 10" (5.20m x 2.39m) approached via long drive providing ample off-road parking, having up & over door, power & light connected and personal side door.

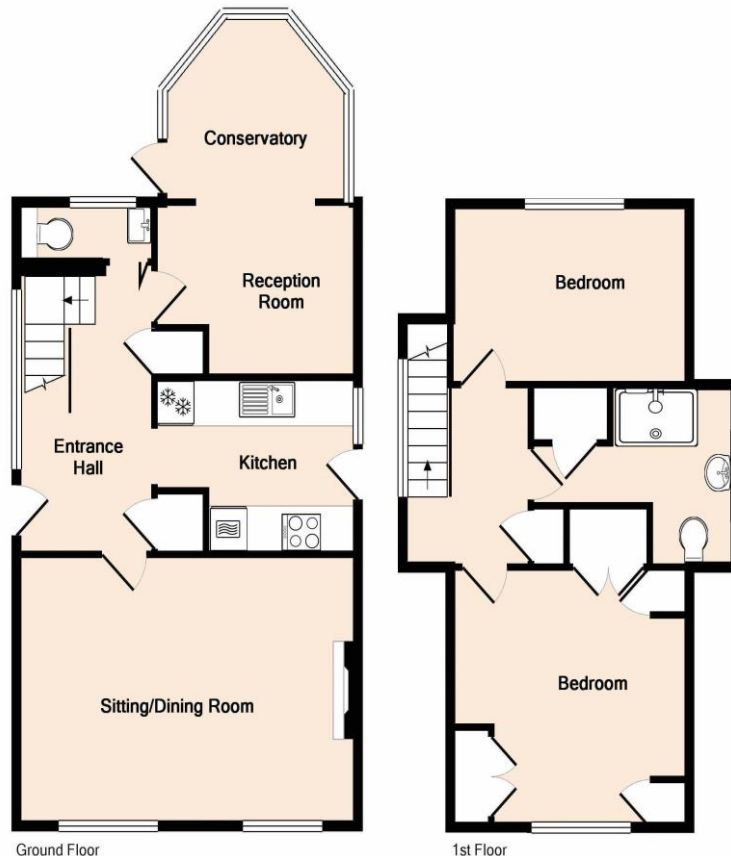
The Easily Run Gardens At the front is a lawn with established shrubs whilst a handgate leads into the West-facing Rear Garden which includes a terrace, outside tap and power point, and a lawn with borders, raised vegetable beds and a Greenhouse. To one side is an external Kinetico water softener (not currently in use).

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0529-2880-7433-9378-6235>



FLOORPLANS 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, Bourne Close WARMINSTER BA12 9PT	Energy rating D	Valid until: 30 July 2028 Certificate number: 0529-2880-7433-9378-6235
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Property type	Detached house
Total floor area	85 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	67 D	
39-54	E		
21-38	F		
1-20	G		