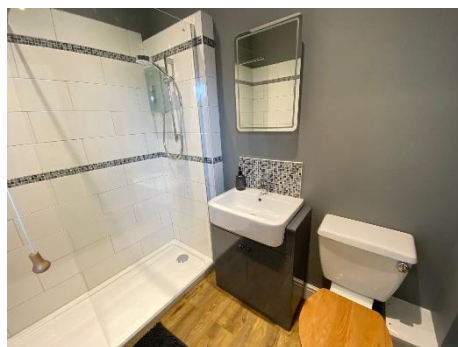


# DAVIS & LATCHAM ESTATE AGENTS

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- Renovated Townhouse
- Available for immediate occupation
- Fitted Kitchen
- Secure Gated Entrance, Mature Small Garden
- Gas-fired Central Heating to Radiators
- Exclusive gated development
- Cloakroom, Spacious Sitting/Dining Room
- Shower Room & 3 Bedrooms - 1 with En-suite
- Allocated and Visitors' Parking
- Double Glazed



**2 Beavens Court, Warminster, Wiltshire, BA12 9BS**

**£334,995**



Now available for immediate occupation this renovated Townhouse is located in an exclusive gated development close to Warminster Town Centre. Entrance Hall, Cloakroom, Spacious Sitting/Dining Room, Fitted Kitchen, First Floor Landing, Shower Room & 3 Bedrooms - 1 with En-suite Bathroom, Secure Gated Entrance, Allocated and Visitors' Parking, Mature Small Garden, Gas-fired Central Heating to Radiators & Double Glazed.

## Accommodation

**THE PROPERTY** is a very attractive modernised town house with stone elevations part of which were once a former colonnade of arched brick. These are now the window surrounds to the front elevation. Under a clay tiled roof with the benefits of gas-fired central heating to modern radiators and UPVC double glazed units to the upper and rear elevation and wooden double glazing to the front arched windows and door. The spacious interior has been fully renovated in a modern style, designed by a leading interior design company. The improvements included a new kitchen, appliances and granite worktops and upstands. The appliances include a high-power fitted microwave combination oven and fridge freezer with ice and water. It benefits from a new shower room, upgraded electrical consumer unit and services, new radiators and joinery. The interior was re-modelled to increase its efficiency and functionality. The history shows it originally served as stabling for several generations of the wealthy Halliday family who lived in the adjacent Yard House. Stone plaques, indicate alterations to the building, one is dated 1909 and bears the initials JEH - John Edmund Halliday, whilst an earlier plaque dated 1885 carries the initials ISH, probably those of his father. More recently the building served as a laboratory and offices for a division of the Guinness brewing conglomerate until 1995 when the building was imaginatively converted into 3 homes by a local developer. The concept behind Beavens Court was to create comfortable town houses in a secure environment with the added benefit of proximity to all amenities. The result is an easily run town centre home where properties are seldom for sale hence the Agent's recommend of an early viewing.

## LOCATION

Beavens Court is a small, exclusive development of just five properties approached via a secure remotely operated gated entrance. Tucked away from the bustle of town life, it is conveniently located in a very short walk from the centre of Warminster with its excellent shopping facilities - 3 supermarkets including a nearby Waitrose store and a host of independent shops. Other amenities include a theatre, a library, hospital, clinics and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, or to Bath with a direct line on to South Wales. Other main conurbations in the area include Frome, Westbury, Trowbridge, Bath and Salisbury and they are all within comfortable driving distance. 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 or rail.

**ACCOMMODATION** A short path leads to the front door flanked by a small area of beautiful garden with ornamental shrubs, courtesy lighting, an outside tap and power point. A wide doorway set into the former colonnade opens into:

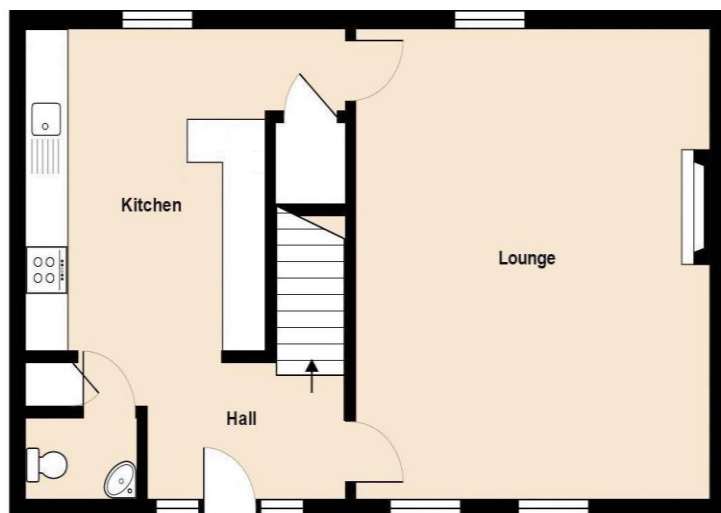
**Entrance Hall** featuring engineered oak flooring, secure entry phone system connected to the entrance gateway, cast feature radiator, telephone point, cupboard housing recently upgraded electrical consumer unit, cloaks hanging space, staircase to first floor and a wide opening into the kitchen.

**Spacious Dual Aspect Sitting/Dining Room** 19' 1" x 15' 11" (5.81m x 4.85m) having an inbuilt high-efficiency remotely controlled Gazco gas fire providing a stunning focal point, engineered oak flooring, T.V. aerial point, telephone point, 2 radiators and a 3 amp lighting circuit.

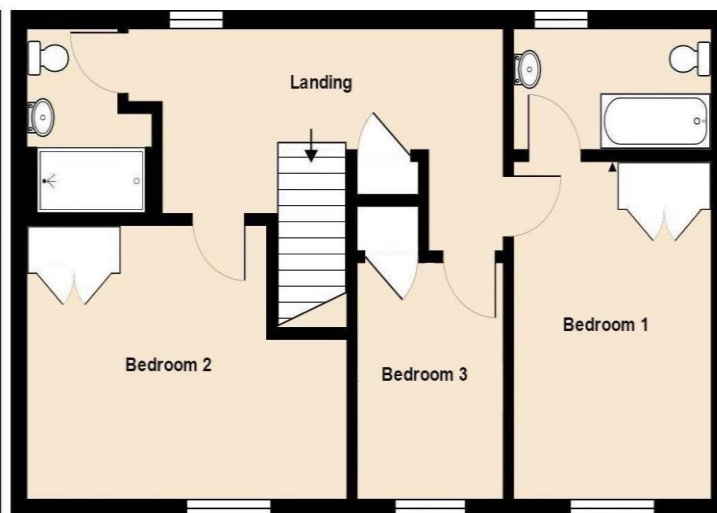
<b>Fitted Kitchen</b>	15' 9" x 9' 2" (4.80m x 2.79m) having runs of granite with an inset sink, a range of contemporary grey matte finish units providing ample and efficient storage space, matching overhead units with LED surface lighting, integrated electric oven and combination microwave oven, an induction hob with an extractor and light above, dishwasher and fridge/freezer, a boiling water tap, engineered oak flooring, pelmet lighting, breakfast bar, radiator and matching details in the large walk in under stair cupboard.
<b>Cloakroom</b>	having a white suite comprising a toilet, corner hand wash basin with splashback, extractor fan, and ceramic tiled floor. Built in boiler cupboard with storage space.
<b>First Floor Galleried Landing</b>	a feature upright radiator, access hatch to roof space and built-in shelved out linen cupboard housing the hot water cylinder with an immersion heater fitted.
<b>Bedroom One</b>	11' 5" x 9' 10" (3.48m x 2.99m) with a large built-in wardrobe, T.V. aerial point, telephone point, radiator and door into the adjoining bathroom.
<b>En-Suite Bathroom</b>	having white suite comprising panelled bath with hand shower/mixer taps and folding splash screen, pedestal hand basin, W.C., complementary tiling, shaver/light fitting, extractor fan and radiator.
<b>Bedroom Two</b>	12' 11" x 11' 1" (3.93m x 3.38m) into door recess having a radiator and built-in cupboard housing sockets for charging mobile devices, plumbing and facilities for washing machine and a tumble dryer, radiator.
<b>Bedroom Three</b>	9' 7" x 6' 10" (2.92m x 2.08m) with radiator and built-in cupboard with option to use as either a home Office space, or for storage. Fitted shelves and LED walk in lighting with power sockets.
<b>Shower Room</b>	a stunning white suite with glass mosaic feature tiling, the walk-in shower has a Mira electric shower, a glazed splash screen, vanity basin with cupboard under, W.C., LED lighting, heated mirror, extractor fan, radiator and vinyl flooring.

## OUTSIDE

<b>Beavens Court</b>	is approached from East Street through secure remotely operated double gates and an adjacent secure pedestrian gate, via a driveway illuminated at night and flanked by borders well stocked with a variety of shrubs and seasonal plants, opposite the property is a concealed bin store whilst further down the driveway is a parking space and two visitors' parking spaces available to the community. The delightful garden area opposite the house and on either side of the front paved area is part of No 2.
<b>Services</b>	Mains Gas, Electricity, Water and Drainage are all connected.
<b>Tenure</b>	Freehold with vacant possession.
<b>Rating Band</b>	"D"
<b>EPC URL</b>	<a href="https://find-energy-certificate.service.gov.uk/energy-certificate/0916-2855-7338-2220-4535">https://find-energy-certificate.service.gov.uk/energy-certificate/0916-2855-7338-2220-4535</a>
<b>Service Charge</b>	A service charge, currently £30 per month payable by standing order, covers the provision of courtesy lighting, the servicing and maintenance of the entrance gates, the maintenance of the driveway area and annual servicing of the individual property alarm systems and gate intercom system.
<b>NOTE:</b>	These particulars were prepared by the vendor.



Ground Floor



First Floor

## FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

### VIEWING

By prior appointment through  
DAVIS & LATCHAM  
43 Market Place  
Warminster  
Wiltshire  
BA12 9AZ  
Tel: Warminster 01985 846985  
Website: [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

### 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.

