

DAVIS & LATCHAM ESTATE AGENTS

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- Ground Floor Apartment
- 1 Double Bedroom
- Sitting Room, Kitchenette
- Residents' Lounge & Laundry Room
- Sealed-unit Double Glazing
- Town Centre Retirement Development
- Fully-tiled Bathroom
- Lift serving all floors
- House Manager
- Economy 7 Night Store Heating



**2 Homeminster House, Station Road, Warminster,
 Wiltshire, BA12 9BP**

£72,950



A rare opportunity to acquire a Recently Decorated Apartment on the Ground Floor in this Very Popular Town Centre Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Fully-tiled Bathroom, Pleasant Sitting Room, Kitchenette, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a rare opportunity to acquire a freshly decorated retirement apartment conveniently located on the Ground Floor of Homeminster House, an attractive purpose-built town centre development with well-lit communal hallways whilst all floors are served by a lift and stairways. All properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building and an out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Thoughtfully designed with retirement in mind, this is a very rare opportunity to acquire a light & airy Ground Floor apartment at Homeminster House with the added bonus of direct access to outside space hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops. 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 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

Sheltered Porch Area with secure entryphone access system linked to the apartment.

Communal Entrance Hall giving access to the Lift to all floors, Manager's Office, Residents' Lounge Area and Laundry.

Ground Floor Hall with individual front door into the apartment.

Private Inner Hall with entryphone/intercom, smoke alarm sensor, Glen electric heater and wooden flooring.

Bedroom 11' 7" x 8' 8" (3.53m x 2.64m) having night store heater, built-in wardrobe cupboard with bi-fold doors having hanging rail and wall light point.

Fully tiled Bathroom having White suite comprising panelled bath with Mira shower over and folding splash screen, vanity hand basin with useful cupboard under, low level W.C., complementary ceramic tiling, heated towel rail and extractor fan.

Pleasant Living Room 17' 11" x 10' 6" (5.46m x 3.20m) enjoying sunny Southerly aspect, with feature Electric fire creating a focal point, night store heater, polished wood flooring, T.V. aerial point, telephone point, wall light points, walk-in cupboard housing fusegear and hot water tank with twin immersion heaters fitted. A picture window and double glazed door overlook a small area of Garden including a lawn and borders stocked with shrubs and plants.

From the Living Room an archway opens into:

Compact Fully-tiled Kitchenette 7' 3" x 5' 7" (2.21m x 1.70m) having postformed worksurfaces, stainless steel sink, ample drawer & cupboard space including carousel unit, complementary tiling, matching overhead cupboards, Zanussi slot-in Electric cooker and extractor fan.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to well tended borders stocked with a variety of ground cover plants and shrubs. Number 2 is on the Ground Floor and can be accessed either via the communal entrance or independently.

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

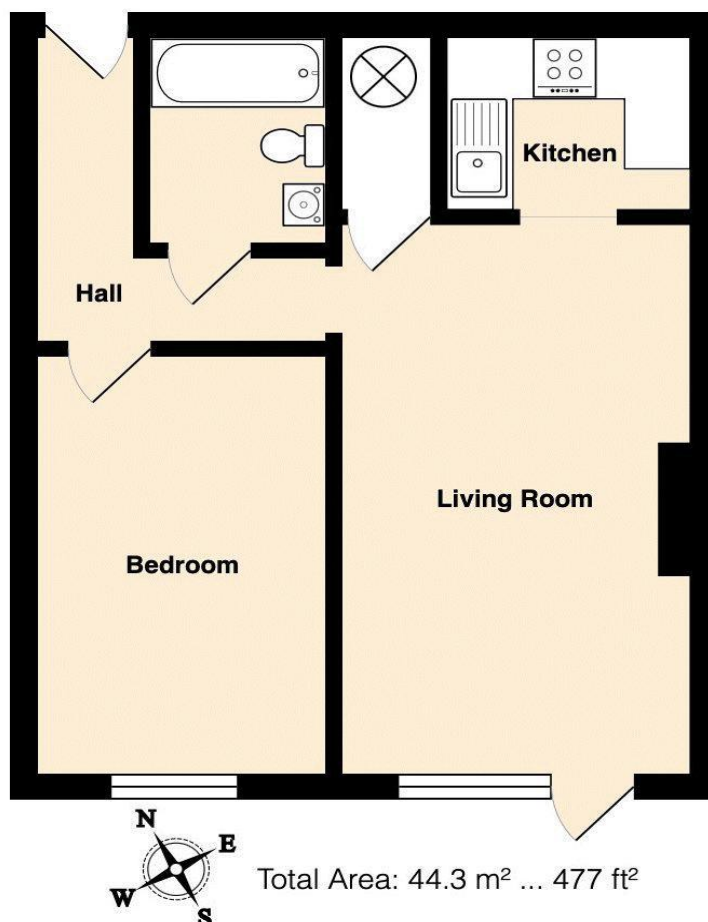
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced on 1986 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 September 2023 – 29 February 2024 is £1275.75. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

Ground Rent £227.59 for the current half-year period 1 March 2024 – 31 August 2024.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2110-6312-2140-0101-2225>



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)

Flat 2 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 21 February 2034 <hr/> Certificate number: 2110-6312-2140-0101-2225
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Property type	Ground-floor flat
Total floor area	43 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 C. 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		