

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- Beautifully presented Semi-Detached House
- Southern outskirts of the Town
- Conservatory, Kitchen
- Detached Garage & Off-Road Parking
- Gas-fired Central Heating to radiators
- Corner Plot
- Spacious Sitting/Dining Room
- Three Bedrooms & Fully Tiled Bathroom
- Easily Managed Wrap Round Gardens
- Upvc Sealed-unit Double Glazing



22 Wylde Road, Warminster, Wiltshire, BA12 9PE

£294,000



This beautifully presented Semi-Detached House occupies a pleasant corner location in a popular residential area on the southern outskirts of the Town. Canopy Porch, Entrance Hall, Spacious Sitting/Dining Room, Conservatory, Kitchen, First Floor Landing, Three Bedrooms & Fully Tiled Bathroom, Detached Garage & Off-Road Parking, Easily Managed Wrap Round Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is an attractive modern semi-detached house which has pleasing brick elevations with decorative cladding under a tiled roof and benefits from Upvc sealed unit double glazing together with Gas-fired central heating to radiators served by a Baxi combi-boiler installed in 2020. The well-appointed living accommodation has the added bonus of a sizeable double glazed Conservatory providing extra reception space which could easily serve as a Dining Room. A very good example of its type, this would be a great choice for a young family seeking a light and airy home, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION occupying a corner plot in Wylve Road, a popular residential area close to open country and unspoilt walks on the Southern fringes of Warminster yet within comfortable walking distance is Sambourne Primary School - rated Good by Ofsted in November 2022, whilst a small parade of neighbourhood shops including a Tesco Express is also nearby. The bustling town centre is just under a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst other amenities include a theatre and library, clinics and hospital, and a 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. 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 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having Upvc double glazed front door & side panel leading into:

Entrance Hall having radiator, laminate flooring, recessed lighting, staircase to First Floor, understair cupboard, broadband terminal and understairs study recess.

Pleasant Sitting/Dining Room 15' 11" x 11' 10" (4.85m x 3.60m) a light and airy room with laminate flooring and a feature corner Charnwood woodburner creating a focal point, radiator, T.V. aerial point, serving hatch to Kitchen, ample space for dining table & chairs and double french doors flanked with full height windows opening onto paved Garden Terrace.

Kitchen 11' 8" x 8' 10" (3.55m x 2.69m) with range of worksurfaces, stainless steel sink, drawer and cupboard space, matching overhead cupboards - one housing Gas-fired Baxi combi-boiler supplying central heating and hot water, recess for Gas/ Electric cooker, breakfast bar, plumbing for washing machine and dishwasher, tiled flooring and door to Conservatory.

Double Glazed Conservatory 14' 3" x 11' 4" (4.34m x 3.45m) a delightful feature which can be used all year round having radiator, laminate flooring, power & light connected and double French doors opening onto an area of decking.

First Floor Landing with built-in shelved cupboard and access hatch to roof space.

- Bedroom One** 12' 11" x 10' 0" (3.93m x 3.05m) having exposed floorboards, built-in wardrobe cupboard and radiator.
- Bedroom Two** 9' 6" x 7' 0" (2.89m x 2.13m) plus door recess with exposed floorboards and radiator.
- Bedroom Three** 8' 10" x 6' 2" (2.69m x 1.88m) having exposed floorboards and radiator.
- Fully Tiled Bathroom** having Grey coloured suite comprising panelled bath with Mira shower controls and glazed splash screen, pedestal hand basin and low level W.C., complementary decorative ceramic wall tiling, towel radiator, recessed lighting and tiled flooring.

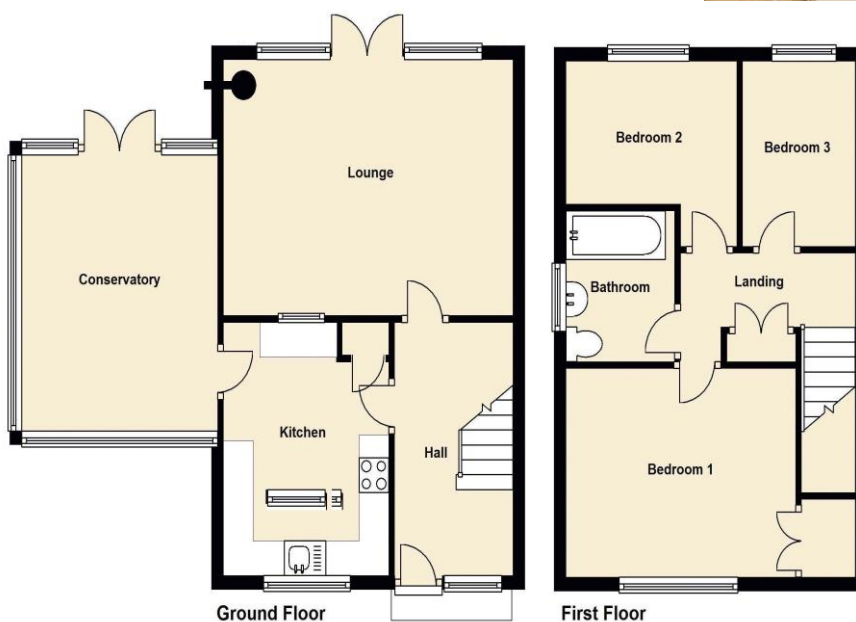
OUTSIDE

- Detached Garage** 16' 1" x 8' 2" (4.90m x 2.49m) approached via driveway providing side-by-side Off-road Parking and having an up & over door.
- The Gardens** The property occupies a generous corner plot with a path to the front door flanked by areas of lawn to the front and side whilst a handgate leads into the Rear Garden which includes a paved terrace with Wisteria clad trelliswork and areas of gravel and decking offering scope for the display of seasonally planted tubs and planters whilst the whole is nicely enclosed by fencing ensuring privacy and security.
- Services** We understand Mains Water, Drainage, Gas and Electricity are connected to the property.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9814-3134-0102-0109-2602>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Telephone Warminster 01985 846985
Website - www.davislatcham.co.uk
E-mail - homes@davislatcham.co.uk

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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)

22 Wylie Road WARMINSTER BA12 9PE	Energy rating D	Valid until: 7 January 2034
		Certificate number: 9814-3134-0102-0109-2602

Property type: Semi-detached house

Total floor area: 71 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 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