

# DAVIS & LATCHAM ESTATE AGENTS

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- In need of refurbishment
- Sitting Room, Dining Room
- Kitchen
- Shower Room & 2 Bedrooms
- Garage & Driveway Parking
- Rear Garden
- Electric Heating
- Upvc Sealed Unit Double Glazing



**25 Townsend, Chitterne, Warminster, Wiltshire, BA12 0LF**

**£190,000**



Immediately available with No Onward Chain a rare opportunity to purchase an affordable Cottage in this popular Downland Village albeit now in need of refurbishment. Side Entrance Porch, Sitting Room, Dining Room, Kitchen, First Floor Landing, Shower Room & 2 Bedrooms, Garage & Driveway Parking and Rear Garden, Electric Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is an extended end of terrace Victorian cottage which has colour-washed rendered elevations under a slate roof and benefits from Upvc sealed unit double glazing together with electric heating and has the added bonus of a Garage and driveway parking. Although in need of updating, this would be a great choice for someone wishing to enjoy village life and happy to take on a project. Available with no associated sale chain the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

The friendly downland village of Chitterne is surrounded by the wide-open spaces of the Salisbury Plain and should appeal to keen cyclists and ramblers alike. Nearby is the Chitterne Brook, a winterbourne which flows through village before becoming a tributary of the River Wylde in Codford. The focus of life centres on the Church and village hall, although in the nearby villages of Tilshead and Codford there are excellent primary schools, whilst Codford has a filling station hosting a Budgen's village store & off-licence, a Clinic, Vets practice and the Woolstore Village Theatre. Warminster is approximately 7 miles with excellent shopping facilities - 3 supermarkets including a Waitrose store and a wide range of other amenities which include a theatre, primary schooling and library, hospital and clinics and a railway station. Rail users enjoy regular rail services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath, Salisbury and Amesbury are within comfortable driving distance as are the various Salisbury Plain military bases whilst 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.

## ACCOMMODATION

Side Porch	with wooden glazed door.
Dining Room	11' 10" x 10' 8" (3.60m x 3.25m) having Upvc double glazed door, electric panel heater, space for dining table and chairs and open tread staircase to First Floor.
Sitting Room	14' 1" x 11' 9" (4.29m x 3.58m) into recess having tiled fireplace - not currently in use, T.V, aerial point and electric panel heater.
Kitchen	10' 3" x 6' 11" (3.12m x 2.11m) having stainless steel sink with drawer and cupboards under, plumbing for washing machine, point for electric cooker and door to Rear Garden and Garage. This room is a blank canvas waiting for someone to stamp their own mark on it.
First Floor Landing	with loft access, cupboard with hot water cylinder with immersion heater fitted, further built-in cupboard.
Bedroom One	11' 8" x 10' 9" (3.55m x 3.27m)
Bedroom Two	11' 10" x 6' 8" (3.60m x 2.03m)
Shower Room	featuring walk-in shower enclosure with Triton controls, vanity unit with basin, mirror and cupboards, low level W.C. and extractor fan.

## OUTSIDE

### Garage

20' 7" x 7' 11" (6.27m x 2.41m) approached via a driveway providing off-road parking with up & over door and power & light connected.

### The Garden

is located to the rear of the Cottage and includes an area of lawn with borders, offering scope to become a feature all nicely enclosed by fencing and a high wall ensuring a good level of privacy.

### NOTE 1:

There is a pedestrian right of way benefitting 24 Townsend over a path across the Rear Garden providing access for bins etc.

### NOTE 2:

The property benefits from a flying freehold over part of the ground floor of number 24 Townsend.

### Services

We understand Mains Water and Electricity are connected, whilst Drainage is private.

### Tenure

Freehold with vacant possession.

### Rating Band

"C"

### EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/0024-1212-2104-1515-1304>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
DAVIS & LATCHAM,  
43 Market Place,  
Warminster,  
Wiltshire  
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Tel: Warminster 01985 846985  
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## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior consent.

**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)

25 Townsend  
Chitterne  
WARMINSTER  
BA12 0LF

Energy rating

**G**

Valid until: **4 February 2034**

Certificate number: **0024-1212-2104-1515-1304**

Property type: End-terrace house

Total floor area: 62 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is G. 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		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 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