DAVIS & LATCHA HAM ESTATE AGENTS

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An affordable Cottage • In need of refurbishment

No Onward Chain •

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 tributory of the River Wylye 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-

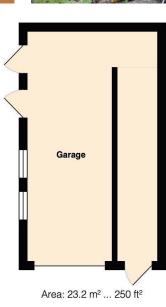
1515-1304











Ground Floor

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

Ref: DL0327

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) 25 Townsend Chitterne WARMINSTER BA12 0LF Energy rating G Certificate number: 0024-1212-2104-1515-1304 Energy rating Certificate number: 0024-1212-2104-1515-1304 End-terrace house 62 square metres

Rules on letting this property



You may not be able to let this property

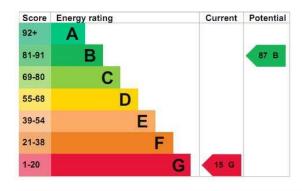
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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.



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