

# DAVIS & LATCHAM ESTATE AGENTS

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- Easily run Semi-Detached Bungalow
- Located in a Peaceful Residential area
- Sitting Room
- Double Glazed Conservatory, Kitchen
- 2 Bedrooms & Bathroom
- Colourful Easily Managed South-facing Garden
- Gas-fired Central Heating to radiators
- Upvc Sealed-Unit Double Glazing



**2 Wylde Close, Warminster, Wiltshire, BA12 9NX**

**£235,000**



This easily run Semi-Detached Bungalow is pleasantly located in a Peaceful Residential area on the Southern Outskirts of the Town. Entrance Hall, 2 Bedrooms & Bathroom, Pleasant Sitting Room, Double Glazed Conservatory, Kitchen, Garage and Colourful Easily Managed South-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a comfortable semi-detached bungalow built in the mid-1980's which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. The bungalow has the added bonus of a double-glazed Conservatory and a colourful South-facing Rear Garden. Available with no associated sale chain, bungalows of this nature would suit someone in active retirement however they are currently in short supply hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Wylve Close is a small peaceful edge of town cul-de-sac of 4 bungalows just off Wylve Road, a popular residential area close to open country on the Southern fringes of Warminster and just under a mile from the town centre - the route of a regular local bus service stops closeby. Warminster has excellent shopping facilities - 3 supermarkets including a Waitrose store whilst the bustling town centre has a host of independent traders. The town enjoys a wide range of amenities which include a theatre and library, clinics and hospital, and railway station with regular rail services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales, whilst the town is also well served by 'buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train whilst Bristol, Bournemouth and Southampton Airports are each just over an hour by road.

## ACCOMMODATION

Upvc double-glazed front door opening into:

**Entrance Hall** having radiator, telephone point, built-in cupboard housing electrical fusegear and Vaillant Gas-fired boiler providing central heating to radiators and domestic hot water, further shelved cupboard housing hot water cylinder with immersion heater fitted.

**Pleasant Sitting Room** 18' 10" x 11' 2" (5.74m x 3.40m) having 2 radiators, T.V. aerial point, heating thermostat and double french doors opening into Conservatory.

**Double Glazed Conservatory** 10' 7" x 7' 7" (3.22m x 2.31m) of Upvc construction having radiator, power & light connected and double french doors opening onto Garden Terrace.

**Kitchen** 9' 7" x 9' 2" (2.92m x 2.79m) having postformed worksurfaces and inset stainless steel sink, ample drawer and cupboard space, matching overhead cupboards, point for Electric cooker, plumbing for washing machine and space for fridge.

**Bedroom One** 11' 4" x 11' 3" (3.45m x 3.43m) having radiator, telephone point and built-in wardrobe cupboard.

**Bedroom Two** 9' 7" x 7' 11" (2.92m x 2.41m) having radiator.

**Bathroom** having Peach coloured suite comprising panelled bath with hand shower/mixer taps, pedestal hand basin, low level W.C., complementary wall tiling and radiator.

## OUTSIDE

**Garage** 16' 8" x 8' 3" (5.08m x 2.51m) having newly fitted up & over door with power & light connected.

**The Gardens**

To the front is an area of low maintenance shingle and a gated path to the front door. The Rear Garden enjoys a sunny Southerly aspect and includes a paved terrace with outside tap, an area of lawn with colourful borders stocked with a wide variety of seasonal plants and shrubs whilst in one corner is a Shed.

**Services**

We understand Mains Water, Drainage, Gas and Electricity are connected.

**Tenure**

Freehold with vacant possession.

**Rating Band**

"C"

**EPC URL**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8705-7926-3580-8643-1992>



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)

2, Wylye Close WARMINSTER BA12 9NX	Energy rating <b>C</b>	Valid until: <b>17 June 2025</b>
		Certificate number: <b>8705-7926-3580-8643-1992</b>

Property type Semi-detached bungalow

Total floor area 58 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 current energy rating is C. 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	69 C	
55-68	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