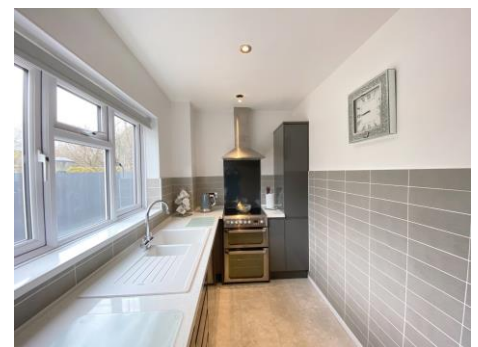


# DAVIS & LATCHAM

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



- A Well Presented Family Home
- Sitting Room, Spacious Dining Room
- Fully-tiled Utility/Cloaks
- Ample Off Road Parking
- Oil-fired Central Heating to radiators
- Sought after Deverill Valley Village
- Kitchen, Rear Lobby
- Fully-tiled Bathroom & 3 Bedrooms
- Easily Managed Gardens
- Sealed unit Double Glazing



**7 Monkton Deverill, Warminster, Wiltshire, BA12 7ET**

**£310,000**



A rare opportunity to acquire a Well Presented Family Home in a sought after Deverill Valley Village. Entrance Hall, Pleasant Sitting Room, Spacious Dining Room, Kitchen, Rear Lobby, Fully-tiled Utility/Cloaks, First Floor Landing, Fully-tiled Bathroom & 3 Bedrooms, Oil-fired Central Heating to radiators & Sealed unit Double Glazing, Ample Off Road Parking & Easily Managed Gardens.

## Accommodation

**THE PROPERTY** is well presented end of terrace ex-local authority house like many now in private ownership. The property has colour washed rendered elevations under a tiled roof and benefits from sealed unit double glazing together with a oil-fired central heating. There is also the added benefit of a large driveway providing ample off-road parking to the front and an easily managed garden to the rear. The light and airy accommodation boasts 2 spacious reception rooms along with a fully-tiled bathroom and utility/cloaks. This is a rare opportunity to acquire a family home in this sought after village in the Deverill Valley where homes are seldom for sale hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Monkton Deverill is one of the five villages which comprise the Deverill Valley, a rural community with many unspoilt country walks. In Longbridge Deverill there is The George Inn public house and restaurant, together with a petrol filling station with shop and off-licence. 5 miles away is the town of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of small independent traders whilst other amenities include a theatre, library, hospital and clinics and a railway station with regular 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 and Salisbury are within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications 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

- Entrance Hall** with Upvc double-glazed front door, stairs to the first floor, built-in cupboard, telephone point, radiator and wooden flooring.
- Pleasant Sitting Room** 11' 10" x 10' 9" (3.60m x 3.27m) with radiator and wooden flooring.
- Spacious Dining Room** 15' 10" x 11' 0" (4.82m x 3.35m) with ample space for dining table and chairs, radiator and wooden flooring.
- Fitted Kitchen** 12' 1" x 5' 10" (3.68m x 1.78m) with contemporary style modern units, postformed worksurfaces, colour keyed 1½ bowl sink, recess for Electric cooker with Filter Hood above, integrated Fridge and Dishwasher, heated towel radiator, complementry tiling, recessed spotlighting and tiled flooring.
- Rear Lobby** with door to Rear Garden and electrical consumer unit.
- Fully-tiled Utility/Cloaks** with low level W.C., pedestal hand basin with mixer tap, space and plumbing for washing machine, tumble dryer and tiled floor.
- First Floor** Landing with access hatch to loft, radiator and wooden flooring.
- Fully-tiled Bathroom** with low level W.C., basin with mixer tap, panelled bath with Mira shower over, heated towel radiator and vinyl flooring.
- Bedroom One** 12' 11" x 10' 5" (3.93m x 3.17m) with built-in cupboard, radiator and wooden flooring.

**Bedroom Two** 12' 0" x 10' 5" (3.65m x 3.17m) with built-in cupboard, linen cupboard with hot water cylinder and immersion heater fitted, radiator and wooden flooring.

**Bedroom Three** 9' 10" x 6' 9" (2.99m x 2.06m) with built-in cupboard, radiator and wooden flooring.

Ample Off-Road Parking on the large shingled driveway.

## OUTSIDE

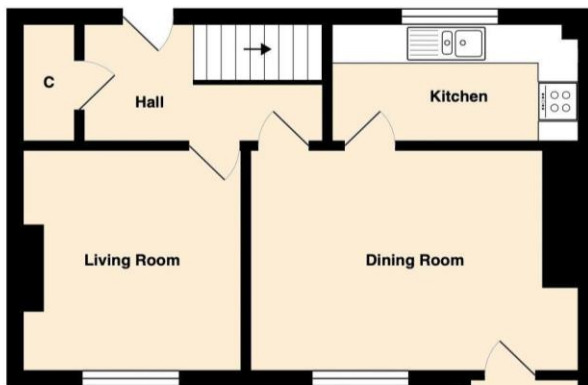
The Easily Managed Gardens are mainly to the rear with a path, an area of lawn, fenced off area for the Oil tank, garden store with power and light connected. A side gate provides easy access and the whole is nicely surrounded by wooden fencing ensuring privacy whilst making it safe and secure for children and pets.

**Services** We understand Mains Water and Electricity are connected whilst drainage is managed by Selwood Housing.

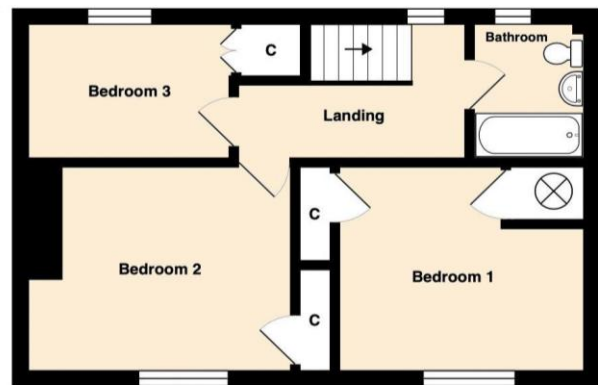
**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/5315-2127-1102-0192-2902>

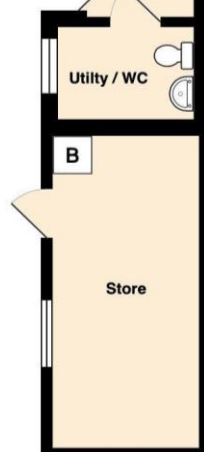


Ground Floor



1st Floor

Total Area: 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup> (excluding store)



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

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

## 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 permission.

**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)

7 Monkton Green Monkton Deverill WARMINSTER BA12 7ET	Energy rating <b>D</b>	Valid until: <b>16 February 2033</b> Certificate number: <b>5315-2127-1102-0192-2902</b>
---	---------------------------	---

## Property type

End-terrace house

## Total floor area

93 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		99   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.