

DAVIS & LATCHAM ESTATE AGENTS

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- Extended Chalet-Style Semi-Detached House**
- Extended 19' x 16' Sitting Room**
- Three Good-sized Bedrooms**
- Garage & Driveway Parking**
- Gas-fired Central Heating to radiators**
- In a Quiet Residential Cul-de-Sac**
- Recently Re-fitted Kitchen/Diner**
- Recently Re-fitted Shower Room and Separate W.C**
- Attractive Private Well Stocked Rear Garden**
- Newly Installed Upvc Double Glazing**



16 Melrose Avenue, Warminster, Wiltshire, BA12 8EG

£333,000



This Spacious Extended Chalet-Style Semi-Detached House enjoys a Pleasant setting in a Quiet Residential Cul-de-Sac on the Western outskirts of the Town. Entrance Lobby, Hall, Extended 19' x 16' Sitting Room, Recently Re-fitted Kitchen/Diner, First Floor, 3 Good-sized Bedrooms, Recently Re-fitted Shower Room and Separate W.C., Garage & Driveway Parking, Attractive Private Well Stocked Rear Garden, Gas-fired Central Heating to radiators & Newly Installed Upvc Double Glazing.

Accommodation

THE PROPERTY is a beautifully presented semi-detached chalet-style house which has attractive reconstructed stone and freshly decorated rendered elevations under a tiled roof and features newly installed Upvc sealed unit double glazing together with Gas-fired central heating to radiators provided by a newly installed ATAG Combi-boiler. During the past 12 months the accommodation has benefitted from extensive redecoration and updating including the installation of a new Kitchen and Shower Room, a new fuseboard/consumer unit. This is a property which would suit someone seeking a comfortable easily run family home in a quiet residential setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

The property occupies a pleasant end of cul-de-sac location in Melrose Avenue, a peaceful residential road on the Western outskirts of Warminster not far from open country and many unspoilt rural walks. Yet the centre of Warminster is just over a mile and has excellent shopping facilities, 3 supermarkets - including a Waitrose store, and a wide range of independent traders. Other amenities include a theatre, library and a lovely Park together with a hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath via a direct line on to South Wales. A junction on the nearby by-pass provides swift access to the other main centres in the area including Westbury, Trowbridge, Frome, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide access throughout the West Country and to London via the A303/M3. Bournemouth Bristol and Southampton airports are each just over an hour by car.

ACCOMMODATION

Entrance Utility/Lobby having radiator, worksurface and plumbing for washing machine and dishwasher, double glazed door to Rear Garden and inner front door into:

Hall having radiator, tiled flooring, deep understair cupboard and staircase to First Floor

Spacious Sitting Room 20' 4" x 15' 10" (6.19m x 4.82m) a delightful room featuring an attractive Bath stone fireplace and hearth with point for Gas fire, 2 radiators, T.V. aerial point, laminate flooring and wide double French doors opening onto Garden Terrace.

Recently Refitted Kitchen/Diner 15' 8" x 7' 11" (4.77m x 2.41m) having postformed worksurfaces and inset White ceramic sink, contemporary high gloss White units providing ample drawer and cupboard space, complementary wall tiling, matching overhead cupboards, built-in Electric Oven and Ceramic Hob with Filter Hood above, radiator, ample space for a breakfast table & chairs, spotlighting and ceramic tiled flooring.

First Floor Landing having deep built-in shelved cupboard and further linen cupboard housing newly installed Gas-fired ATAG Combi-boiler providing central heating and domestic hot water and loft hatch.

Separate W.C. having White low level W.C.

Recently Refitted Fully Tiled Shower Room having White suite comprising walk-in shower with thermostatic shower controls and glazed splash screen, pedestal hand basin, towel radiator and complementary wall tiling.

Bedroom One 20' 5" x 9' 6" (6.22m x 2.89m) a superb room having radiator, T.V. aerial point and plenty of space for wardrobes etc.

Bedroom Two 20' 6" max x 6' 6" (6.24m x 1.98m) a great teenager's room having radiator and plenty of study space.

Bedroom Three 9' 10" x 8' 6" (2.99m x 2.59m) another double room having radiator.

Garage 20' 4" max x 8' 2" (6.19m x 2.49m) approached via a brick paved driveway providing ample off-road parking, having up & over door.

Workshop 8' 3" x 6' 7" (2.51m x 2.01m) located to the rear of the Garage.

The Level Easily Managed Gardens include an area to the front laid to low maintenance gravel and well stocked borders. The attractive Rear Garden includes a paved terrace, an area of lawn and borders well stocked with seasonal plants and shrubs whilst in one corner is a shed. The whole is nicely enclosed by fencing ensuring a high level of privacy.

Services We understand Mains Water, Drainage, Gas and Electricity are connected to the property.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL ToBeAdvised





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
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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)

16 Melrose Avenue WARMINSTER BA12 8EG	Energy rating D	Valid until: 17 May 2033
		Certificate number: 0957-1212-0607-0814-1300

Property type Semi-detached house

Total floor area 101 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 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		84 B
69-80	C		
55-68	D	64 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