

DAVIS & LATCHAM ESTATE AGENTS

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- Detached Home in Quiet Cul-de-Sac
- Sitting/Dining Room, Study, Kitchen
- Downstairs Bedroom & Shower Room
- Garage & Ample Driveway Parking
- Gas-fired Central Heating to radiators
- Minutes on foot from the Town Centre
- No Onward Chain
- 2 Further Bedrooms & Bathroom
- Good-sized Private Rear Garden
- Upvc Sealed-unit Double Glazing



54 Plants Green, Warminster, Wiltshire, BA12 9NW

£395,000



A very rare opportunity to acquire a Detached Home in a Quiet Cul-de-Sac setting in this Highly Prized Residential area just minutes on foot from the Town Centre Shops. Porch, Entrance Hall, Pleasant Sitting/Dining Room, Study, Kitchen, Downstairs Bedroom & Shower Room, First Floor Landing, 2 Further Bedrooms & Bathroom, Garage & Ample Driveway Parking, Good-sized Private Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is an extended detached chalet style bungalow 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 flexible accommodation includes a downstairs bedroom which could be used as another reception room and an extension to the rear which could be a study or family room whilst the property also has the added bonus of a sizeable garden store with potential to become a home office/gym. Available with no associated sale chain this would be a great choice for someone wishing to live in one of the most highly prized residential areas of the town, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

It would be very hard to find somewhere more convenient than Plants Green and for this very reason it is highly favoured for retirement. Enjoying the best of both worlds, not only does the property benefit a good-sized private Garden but it's located within a few minutes gentle stroll from the bustling town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders. Other amenities include a theatre and 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 centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance 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

- Entrance Porch** having Upvc double glazed double doors, inner Upvc double door opening into:
- Hall** having radiator, woodblock flooring, cloaks cupboard, telephone point, understairs cupboard and staircase to First Floor.
- Pleasant Sitting/Dining Room** 21' 11" x 10' 11" (6.68m x 3.32m) enjoying dual aspects having tiled surround and hearth creating a focal point, T.V. aerial point, 2 radiators, broadband terminal, ample space for table and chairs and glazed double doors to:
- Study** 10' 11" x 8' 3" (3.32m x 2.51m) having radiator and french doors to the Rear Garden.
- Downstairs Bedroom** 11' 0" x 10' 5" (3.35m x 3.17m) having radiator.
- Shower Room** having contemporary White suite comprising corner shower enclosure with Bristan shower controls, pedestal hand basin, low level W.C., complementary wall and floor tiling.
- Well Equipped L-shaped Kitchen** 12' 0" max x 10' 7" max (3.65m x 3.22m) having postformed worksurfaces, 1½ bowl stainless steel sink, contemporary units providing ample drawer & cupboard space, complementary tiling, matching overhead cupboards, Electric Hob with Filter Hood above, built-in Electric Oven, recess for fridge & freezer, plumbing for washing machine, laminate flooring, radiator and Gas-fired Worcester combi-boiler supplying central heating and domestic hot water.

First Floor Landing

Bedroom One 15' 3" x 13' 1" (4.64m x 3.98m) having radiator.

Bedroom Two 13' 5" max x 10' 6" max (4.09m x 3.20m) having radiator and eaves storage space.

Spacious Bathroom having contemporary White suite comprising panelled bath with thermostatic shower over, vanity basin with cupboard under, low level W.C., towel radiator, complementary wall tiling, recessed spotlighting and vinyl flooring.

OUTSIDE

Garage & Parking 21' 6" x 7' 6" (6.55m x 2.28m) The Garage is approached via driveway providing ample off road parking with up & over door, power & light connected, fusegear and personal side door.

The Gardens To the front of the property is a lawn with an ornamental tree whilst the good-sized Rear Garden includes a paved terrace, an area of lawn and a shed together with a sizeable Garden Store 19'11" x 9'11" with potential as a Home Office or Gym. The Garden is enclosed by fencing and hedging and enjoys a high level of privacy.

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

Tenure Freehold with vacant possession.

Rating Band "E"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2220-9130-0147-1101-1723>



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)

54 Plants Green WARMINSTER BA12 9NW	Energy rating E	Valid until: 18 July 2033
		Certificate number: 2220-9130-0147-1101-1723

Property type	Detached house
Total floor area	108 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 E. 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		83 B
69-80	C		
55-68	D		
39-54	E	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