

# 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](http://www.davislatcham.co.uk) e-mail:  
[homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)



- Semi-Detached Bungalow**
- On the Southern Outskirts of the Town**
- Kitchen**
- Garage, Driveway Parking**
- Gas-fired Central Heating to radiators**
- In need of some cosmetic updating**
- Sitting Room**
- 2 Bedrooms, Fully-tiled Wet Room**
- Easily Managed Corner Plot Gardens**
- Upvc Sealed Unit Double Glazing**



**15 Ashley Place, Warminster, Wiltshire, BA12 9QJ**

**£250,000**



Located on the Southern Outskirts of the Town and although in need of some cosmetic updating this Semi-Detached Bungalow would be ideal for Retirement. Entrance Porch, Hall, 2 Bedrooms, Fully-tiled Wet Room, Pleasant Sitting Room, Kitchen, Garage, Driveway Parking & Easily Managed Corner Plot Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a modern semi-detached bungalow which has brick elevations under a tiled roof and benefits Gas-fired central heating to radiators together with Upvc sealed unit double glazing. Although in need of some cosmetic updating, the bungalow occupies a corner plot in a quiet residential area making it a great choice for retirement hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Ashley Place is a peaceful residential area on the extreme Southern outskirts of Warminster, minutes from open country and unspoilt rural walks and just under a mile from the bustling town centre which has excellent shopping facilities - 3 supermarkets including a Waitrose store, and a host of small 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 all within comfortable driving distance. The A36, A350 and A303 trunk routes provide swift road access 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 Porch** with outer door and Upvc double-glazed inner doors to Kitchen and Hall.
- Inner Hall** having shelved linen cupboard housing Vaillant Gas-fired combi-boiler supplying domestic hot water and central heating to radiators, telephone point, heating controls and electric consumer unit.
- Bedroom One** 10' 11" x 10' 4" (3.32m x 3.15m) having radiator.
- Bedroom Two** 10' 9" x 8' 1" (3.27m x 2.46m) having radiator.
- Fully-tiled Wet Room** with White suite comprising shower with Thermostatic controls, pedestal hand basin, low level W.C, extractor fan and radiator.
- Pleasant Sitting/Dining Room** 16' 11" x 12' 1" max (5.15m x 3.68m) having tiled fireplace and hearth housing Gas fire creating a focal point, polished wood block flooring, radiator, T.V. aerial point, telephone point and Upvc double-glazed French door to Rear Garden.
- Kitchen** 7' 11" x 7' 0" (2.41m x 2.13m) with Beech effect units, postformed worksurfaces, matching drawers and cupboards, 1½ bowl stainless steel sink, Electric Hob & Oven, recess for Fridge, complementary tiling and vinyl flooring.

## OUTSIDE

- Garage** 16' 0" x 7' 10" (4.87m x 2.39m) approached via a driveway providing off-road parking having up & over door.
- The Gardens** The Gardens form a corner plot on 3 sides of the property. The front and rear have areas of paving whilst the side Garden enjoys a Southerly aspect and is laid to lawn, all nicely enclosed by shallow walling.
- Services** We understand Mains Water, Drainage, Gas and Electricity are connected.
- Tenure** Freehold with vacant possession.

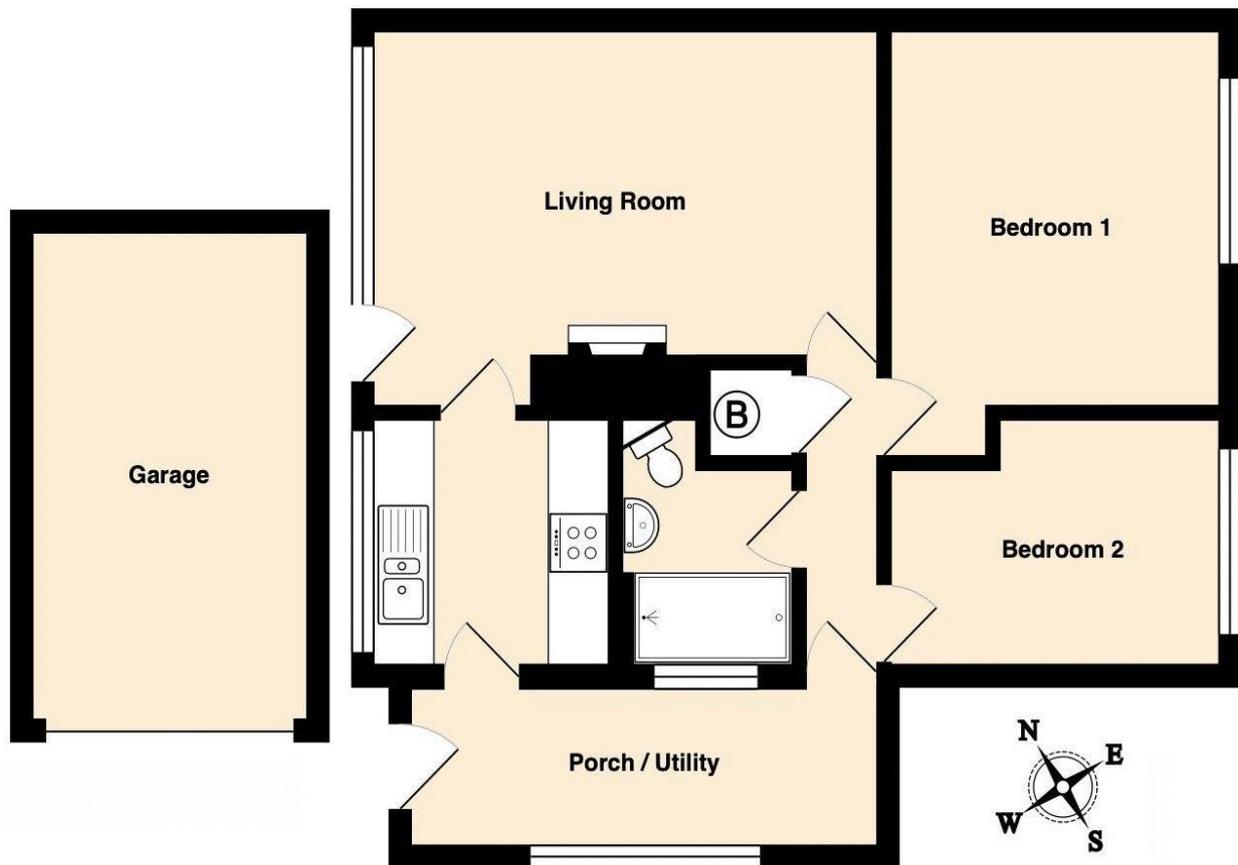
Ref: DL0299

Rating Band

"B"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/3220-9119-0026-9107-1773>



Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup> (excluding garage)

**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](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto: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 consent.

**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)

15 Ashley Place WARMINSTER BA12 9QJ	Energy rating <b>C</b>	Valid until: <b>10 September 2033</b> <hr/> Certificate number: <b>3220-9119-0026-9107-1773</b>
---	---------------------------	--

Property type	Semi-detached bungalow
Total floor area	54 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