

# DAVIS & LATCHAM ESTATE AGENTS

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- One of the Largest 2 Bedroom Apartments
- Town centre Retirement Development
- Spacious 24' x 12' Sitting Room, Fitted Kitchen
- Electric Economy 7 Night Store Heating
- On-Site House Managers
- Located on the Second Floor
- 2 Bedrooms, Fully-tiled Bathroom
- Sealed-unit Double Glazing
- Lifts to all floors
- Residents' Lounge & Laundry Room



**72 Homeminster House, Station Road, Warminster,  
 Wiltshire, BA12 9BP**

**£135,000**



A very rare opportunity to acquire one of the Largest 2 Bedroom Apartments on the Second Floor of this popular Town centre Retirement Development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, 2 Bedrooms, Fully-tiled Bathroom, Spacious 24' x 12' Sitting Room, Fitted Kitchen, Sealed-unit Double Glazing & Electric Economy 7 Night Store Heating, On-Site House Managers, Residents' Lounge & Laundry Room.

## Accommodation

**THE PROPERTY** is a most spacious retirement apartment conveniently located on the Second Floor of Homeminster House, an attractive purpose-built development of retirement apartments where well-lit communal hallways whilst all floors are served by a lift and stairways. All properties benefit from Double Glazing and Economy 7 Night Store Heating, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager who is responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Thoughtfully designed with the over 60's in mind, this a rare opportunity to acquire one of the largest two Bedroom apartments at Homeminster House hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Homeminster House is conveniently located just off Station Road close to the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses whilst rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift 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 car.

## ACCOMMODATION

**Sheltered Porch Area** having secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

**Second Floor Hall** having individual front door into the apartment.

**Private Inner Hall** having door entryphone/intercom, smoke alarm, night store heater, telephone point, shelved walk-in store cupboard housing electric meter and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted and further built-in cloaks cupboard, both with internal lighting.

**Bedroom One** 19' 7" x 10' 1" (5.96m x 3.07m) a most spacious room having window enjoying pleasant Garden views, night store heater, built-in mirror-fronted wardrobe cupboard with bi-fold doors, wall light points and access hatch to roof space.

**Bedroom Two** 15' 2" x 7' 1" (4.62m x 2.16m) having electric panel heater, wall light point, Chrome electric towel rail and deep built-in wardrobe cupboard with bi-fold doors and internal light.

**Spacious Fully-tiled Bathroom** having Ivory coloured suite comprising panelled bath with Mira shower above, vanity hand basin with cupboard under, low level W.C, walls fully tiled in complementary ceramics, Dimplex fan heater, chrome electric towel rail, extractor fan and electric shaver point.

**Superb Sitting/Dining Room** 24' 7" x 12' 1" (7.49m x 3.68m) a truly spacious room enjoying pleasant distant views of the Downs, having coal-effect Electric fire with decorative surround creating a focal point, 2 night store heaters, T.V. aerial point, wall light points and 3 ceiling lights, telephone point and ample space for a dining table and chairs, sofas etc.

From the Sitting/Dining Room an archway leads into:

**Fully-tiled Kitchen** 7' 5" x 7' 4" (2.26m x 2.23m) having postformed worksurfaces, inset stainless steel sink, ample drawer & cupboard space, complementary tiling, matching overhead cupboards, recess for Electric cooker, space for fridge/freezer, strip lighting and extractor fan.

## OUTSIDE

**Residents' Parking** Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

**The approach** to the building is attractively laid to landscaped Gardens including well-tended borders which are stocked with seasonal plants and ornamental shrub, flanking Visitors' Parking Spaces whilst Number 72 is located on the Second Floor and overlooks sheltered Gardens to the rear of the building and enjoys distant views of the Downs to the North of the town.

**Services** We understand Mains Water, Drainage & Electricity are connected to the property.

**Tenure** Leasehold with vacant possession.

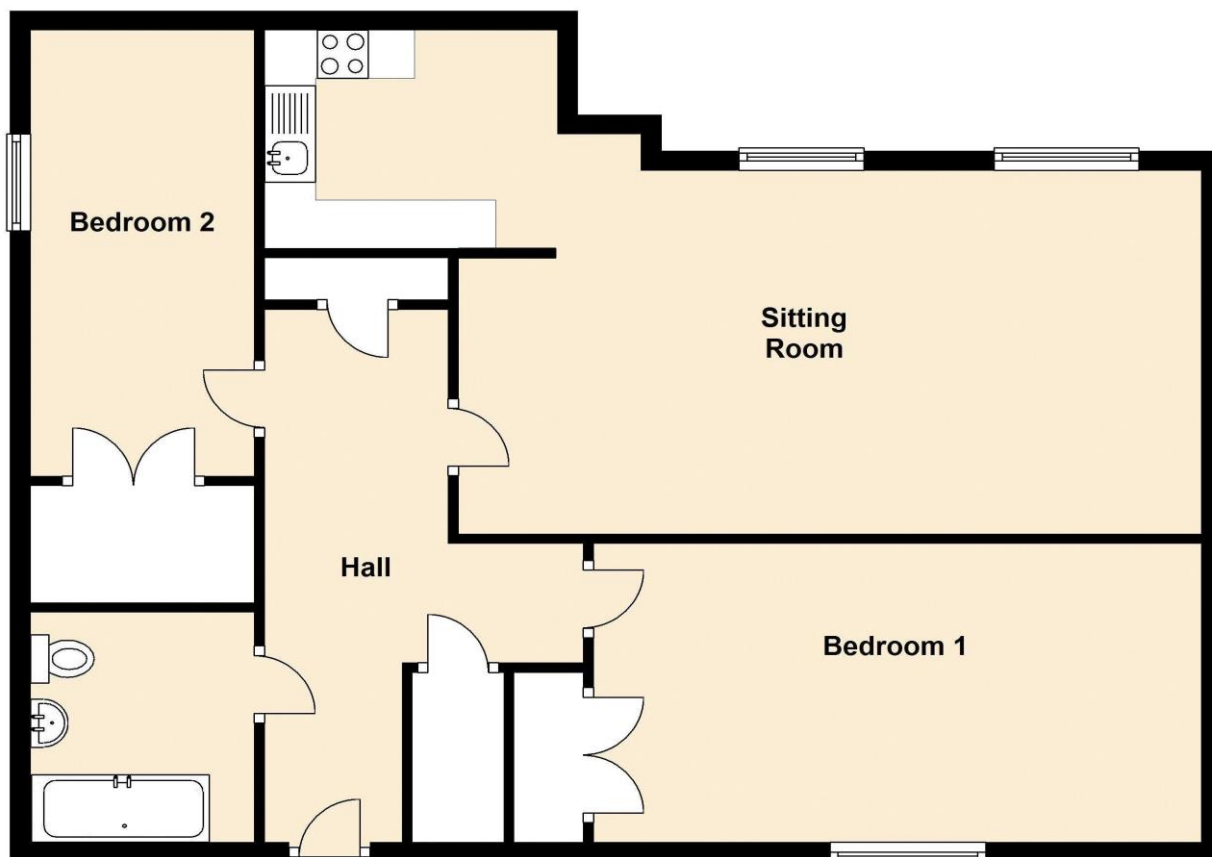
**Lease** The property is held on a 125 year lease which commenced on 1 June 1989 subject to an annually reviewable all-in service charge. The amount payable for the six-month period 1 September 2023 - 29 February 2024 is circa £2200.00. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

**Ground Rent** Circa £260.00 for the current half-year period 1 September 2023 - 29 February 2024.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/8214-7323-2930-4699-5972>





Total area: approx. 87.9 sq. metres (946.3 sq. feet)

### FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

#### VIEWING

By prior appointment through  
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43 Market Place  
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Wiltshire  
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Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
Email - [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 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)

Flat 72 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating <b>C</b>	Valid until: <b>2 August 2024</b>
		Certificate number: <b>8214-7323-2930-4699-5972</b>

Property type	Top-floor flat
Total floor area	86 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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