

DAVIS & LATCHAM ESTATE AGENTS

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| Second Floor Retirement Apartment | • Light & airy, freshly decorated |
| Purpose built Town Centre development | • Individual Entrance Hall |
| Sunny 18' Sitting Room, Kitchen | • 1 Double Bedroom, Fully-tiled Shower Room |
| Lift Serving All Floors, House Manager | • Large Residents' Lounge & Laundry Room |
| Economy 7 Night Store Heating | • Upvc Sealed-unit Double Glazing |



**34 Homeminster House, Station Road, Warminster, Wiltshire,
 BA12 9BP
 £69,950**



A light & airy freshly decorated Second Floor Apartment enjoying a most convenient location in this popular Town Centre Retirement Development. Individual Entrance Hall, 1 Double Bedroom, Fully-tiled Shower Room, Sunny 18' Sitting Room, Kitchen, Upvc Sealed-unit Double Glazing & Economy 7 Night Store Heating, Lift Serving All Floors, House Manager, Large Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is freshly decorated and carpeted South-west facing Second Floor apartment quietly located overlooking the Car Park of Homeminster House, a friendly and welcoming, purpose-built retirement development designed with the over 60's in mind. The property benefits from Double Glazing and Economy 7 Night Store Heating and is accessed via well-lit communal hallways with all floors served by a lift and stairways. A pull-cord and personal lanyard safety and security system is linked to an experienced House Manager who is responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours Appello careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by prior arrangement to accommodate visiting friends and relatives. Immediately available with no associated sale chain, this is an opportunity to acquire a light & airy home in this friendly retirement complex, hence the Agents strongly advise 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 just over an hour by car.

ACCOMMODATION

Sheltered Porch Area with 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, Large Residents' Lounge Area, a well resourced Laundry and Refuse Store are all conveniently close by.

Hall having individual front door leading into the apartment.

Private Inner Hall having entryphone/intercom and smoke alarm sensor.

Sunny South-west facing Sitting Room 18' 4" x 10' 6" (5.58m x 3.20m) a light and airy room having a large picture window overlooking the Car Park. There is a night store heater, wall light points, T.V. aerial point and a deep shelved cupboard housing electric meter and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.

From the Sitting Room an arched opening leading into the Kitchen.

Fully-tiled Kitchen 7' 3" x 5' 4" (2.21m x 1.62m) having postformed worksurfaces, stainless steel single drainer sink, drawer & cupboard space, matching overhead cupboards, recess for Electric cooker, space for fridge/freezer, complementary wall tiling and vinyl flooring.

- Bedroom** 11' 10" x 8' 8" (3.60m x 2.64m) also South-west facing having night store heater, wall light point and built-in wardrobe cupboard with bi-fold doors, hanging rail and shelving.
- Fully-tiled Shower Room** comprising shower enclosure having Triton shower controls, vanity hand basin with useful cupboard under, low level W.C, extractor fan, vinyl flooring, fan heater and walls fully-tiled in complementary ceramics.

OUTSIDE

The approach to the building is attractively laid to well-tended borders stocked with a variety of ground cover plants and shrubs whilst there are well-kept communal gardens available for all residents to enjoy.

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.

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

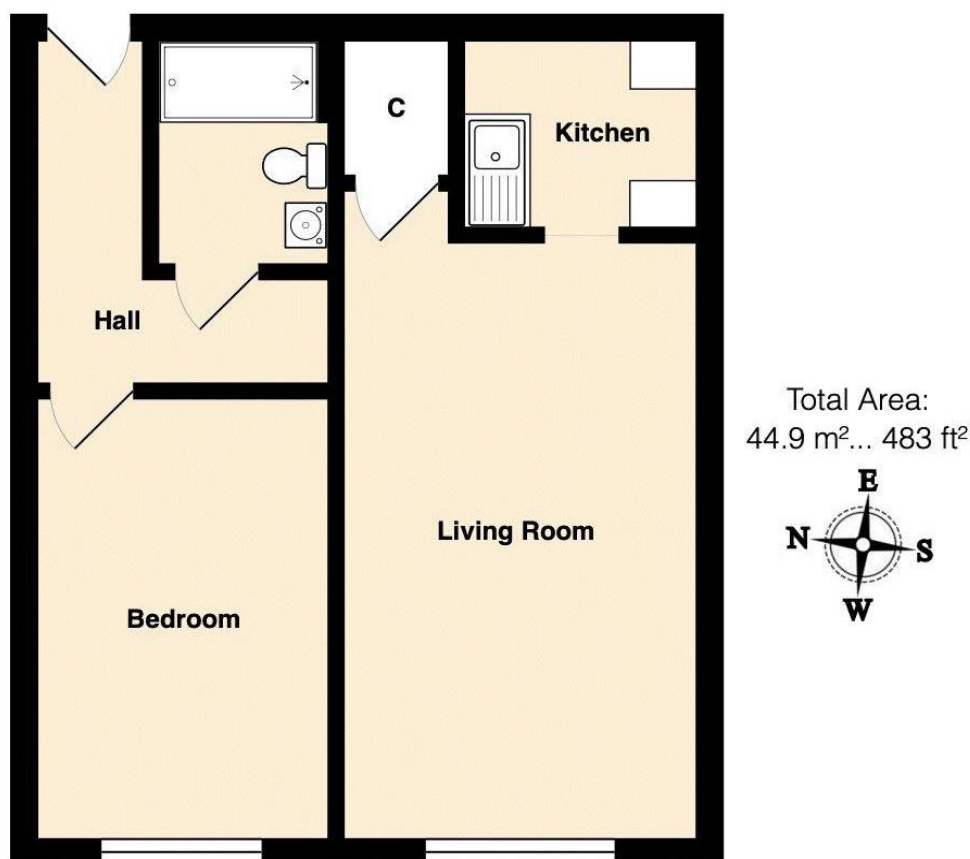
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced in September 1985 and is subject to an annually reviewable all-in maintenance charge, the amount payable is £1275.75 for the current half year period 1 September 2023 - 29 February 2024 which covers upkeep and maintenance of communal areas, provision of the House Managers, metered Water supply and also includes Buildings Insurance.

Ground Rent £227.59 for the current half-year period 1 September 2023 - 29 February 2024.

Rating Band "A"

EPC URL <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4337-3520-7309-0007-1222>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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 34 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 22 October 2033 <hr/> Certificate number: 4337-3520-7309-0007-1222
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Property type	Top-floor flat
Total floor area	44 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 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		82 B
69-80	C	79 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