

# 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 e-mail:  
 homes@davislatcham.co.uk



- An easily run Terraced Bungalow** • **Quiet location close to the Town Centre**  
**Ideal for Retirement, 1st Purchase or Investment** • **Sitting Room, Double Glazed Conservatory**  
**Kitchen** • **2 Double Bedrooms & Bathroom**  
**Private Sunny Rear Garden** • **Garage in Block Nearby**  
**Electric Heating** • **Upvc Sealed Unit Double Glazing**



**3 Sambourne Chase, Warminster, Wiltshire, BA12 8JB**

**£210,000**



An easily run Terraced Bungalow nicely tucked away in a quiet location close to the Town Centre ideal for Retirement, 1st Purchase or Investment. Large Double Glazed Entrance Porch, Inner Hall, Bathroom & 2 Double Bedrooms, Pleasant Sitting Room, Double Glazed Conservatory & Kitchen, Garage in Block Nearby & Private Sunny Rear Garden, Electric Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** forms part of a stepped terrace of 6 bungalows, which have brick elevations under a flat roof - the roof of number 3 was renewed in October 2020 and has a 25 year warranty. Although unusual in design the bungalow provides surprisingly spacious accommodation which benefits from electric heating together with Upvc sealed unit double glazing - some of which was replaced in 2013, whilst the large Conservatory was erected in 2020. The property also has the added bonus of a Garage - a rarity in this area of the town where parking is at a premium. This is an easily run property which would ideally suit someone seeking a town centre home for retirement, first purchase or buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Sambourne Chase is quietly tucked away off Emwell Street in a very convenient residential setting just a short stroll from the bustling town centre with its excellent shopping facilities - 3 supermarkets including a nearby Morrisons store together with 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

**Large Double Glazed Entrance Porch** erected in September 2021 12'6" x 6'0" having worksurface and plumbing for washing machine, space for tumble dryer and freezer and plenty of space for damp coats and wet wellies etc., with glazed inner door leading into:

**Hall** having built-in linen cupboard housing hot water cylinder with twin immersion heaters.

**Bedroom One** 10' 5" x 9' 11" (3.17m x 3.02m) having night store heater and built-in wardrobe cupboard.

**Bedroom Two** 10' 4" x 9' 10" (3.15m x 2.99m) having night store heater and built-in wardrobe cupboard.

**Bathroom** having White suite comprising panelled bath with Mira shower controls, pedestal hand basin, complementary tiling, low level W.C., heated towel radiator and Velux roof window ensuring natural light and ventilation.

**Pleasant Sitting Room** 17' 1" x 10' 5" (5.20m x 3.17m) a light and airy room having 2 night store heaters, T.V. aerial point and glazed double doors opening into the Conservatory.

**Large Double Glazed Conservatory** 12' 6" x 6' 0" (3.81m x 1.83m) having sliding patio door opening onto Garden Terrace.

Sliding doors from the Sitting Room lead into:

**Compact But Well Fitted Kitchen** 10' 7" x 7' 1" (3.22m x 2.16m) having postformed worksurfaces, stainless steel 1½ bowl sink, drawer & cupboard space, overhead cupboards, inset Induction Hob, built-in Electric Oven and space for a fridge.

## OUTSIDE

### Garage

located in part of a block nearby 16'0" x 8'0" having up & over door, approached via a shared driveway off Emwell Street.

### The Gardens

The bungalow is approached via a pathway which serves all six properties in Sambourne Chase whilst a paved path leads to the Front Porch. The front Garden is mainly laid to paving interspersed with borders offering scope for the seasonal display of tubs and planters, whilst the private sheltered Rear Garden enjoys a sunny South-westerly aspect and includes a decking and a paved terrace together with borders well stocked with seasonal plants and all nicely enclosed by fencing ensuring privacy.

### Services

We understand Mains Water, Drainage and Electricity are connected.

### Tenure

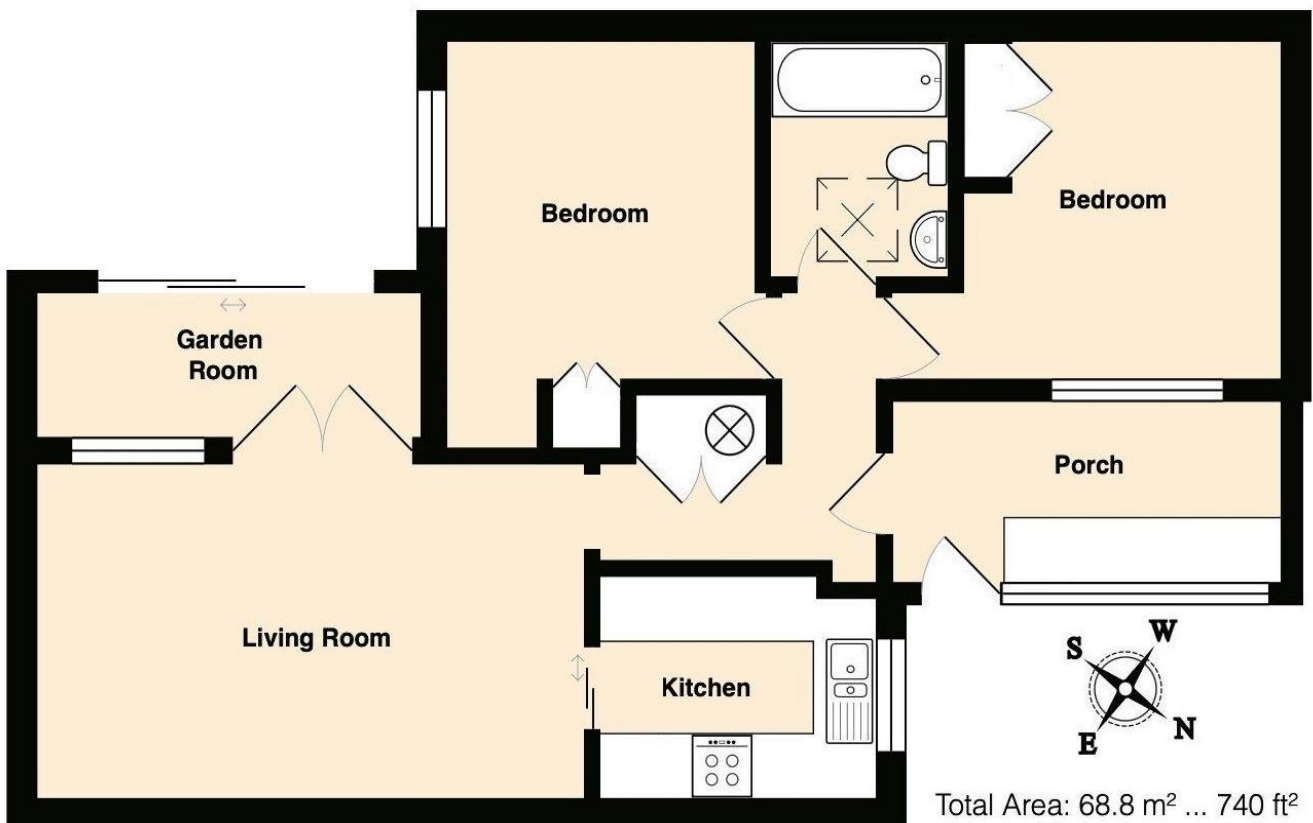
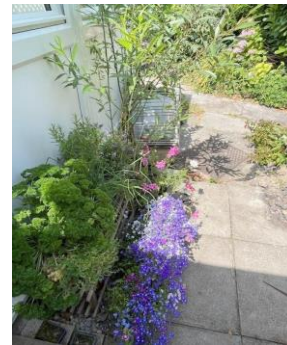
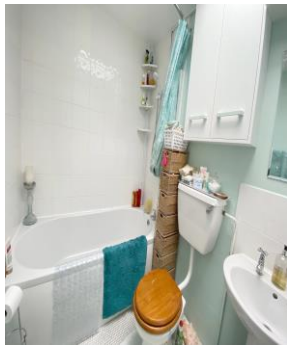
Freehold with vacant possession.

### Rating Band

"B"

### EPC URL

To Be Advised



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)  
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)

3 Sambourne Chase  
WARMINSTER  
BA12 8JB

Energy rating

**E**

Valid until: **5 January 2034**

Certificate number: **2210-4019-2040-7109-5005**

Property type	Mid-terrace bungalow
Total floor area	61 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 E. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		