

# DAVIS & LATCHAM ESTATE AGENTS

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- Immediately available with No Associated Sale Chain**
- **Spacious 2 Bedroom First Floor Apartment**
  - **Town Centre Retirement Development**
  - **Individual Entrance Hall**
  - **Spacious Sitting Room, Fitted Kitchen**
  - **2 Double Bedrooms, Fully-tiled Shower Room**
  - **Sealed-unit Double Glazing**
  - **Electric Economy 7 Night Store Heating**
  - **On-Site House Manager**
  - **Spacious Residents' Lounge & Laundry Room**



**15A Homeminster House, Station Road, Warminster, Wiltshire,  
 BA12 9BP  
 £115,000**



Immediately available with No Associated Sale Chain a spacious 2 Bedroom First Floor Apartment in this very popular Town Centre Retirement Development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, 2 Double Bedrooms, Fully-tiled Shower Room, Spacious Sitting Room, Fitted Kitchen, Sealed-unit Double Glazing & Electric Economy 7 Night Store Heating, On-Site House Manager, Spacious Residents' Lounge & Laundry Room.

## Accommodation

**THE PROPERTY** is a well proportioned retirement apartment conveniently located on the First Floor of Homeminster House, an attractive well run purpose-built development with well-lit communal hallways and all floors served by a lift and stairways. All properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager 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 is a rare opportunity to acquire one of the larger two Bedroom apartments at Homeminster House hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from 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. 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 easy access to the Extensive Residents' Lounge Area, the Manager's Office, the Laundry and Lift to all floors.

**First Floor Hall** having individual front door leading into the apartment.

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

**Bedroom One** 16' 6" x 11' 9" (5.03m x 3.58m) a spacious Bedroom having electric panel heater, built-in wardrobe cupboard with bi-fold doors, wall light points and T.V. aerial point.

**Bedroom Two** 14' 6" x 8' 7" (4.42m x 2.61m) having electric panel heater, wall light point and built-in wardrobe cupboard with bi-fold doors.

**Spacious Shower Room** having shower enclosure with Heatrae shower controls, aqua panelled walls and glazed splash door, pedestal hand basin, low level W.C, fan heater, extractor fan and walls tiled in complementary ceramics.

**Spacious Sitting/Dining Room** 15' 10" x 15' 8" (4.82m x 4.77m) a delightful light and airy room enjoying dual aspects, having night store heater, T.V. aerial point, wall light points, telephone point and more than enough space for a dining table and chairs, sofas etc. 2

From the Sitting/Dining Room an archway leads into:

**Kitchen** 7' 4" x 5' 4" (2.23m x 1.62m) having the rare benefit of a window ensuring natural light and ventilation, postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, complementary tiling, matching overhead cupboards, recess for Electric cooker, space for fridge/freezer, extractor fan and strip light.

**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 well stocked with seasonal plants and ornamental shrub adjoining Visitors' Parking whilst there are further Gardens on the Western flank of Homeminster.

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

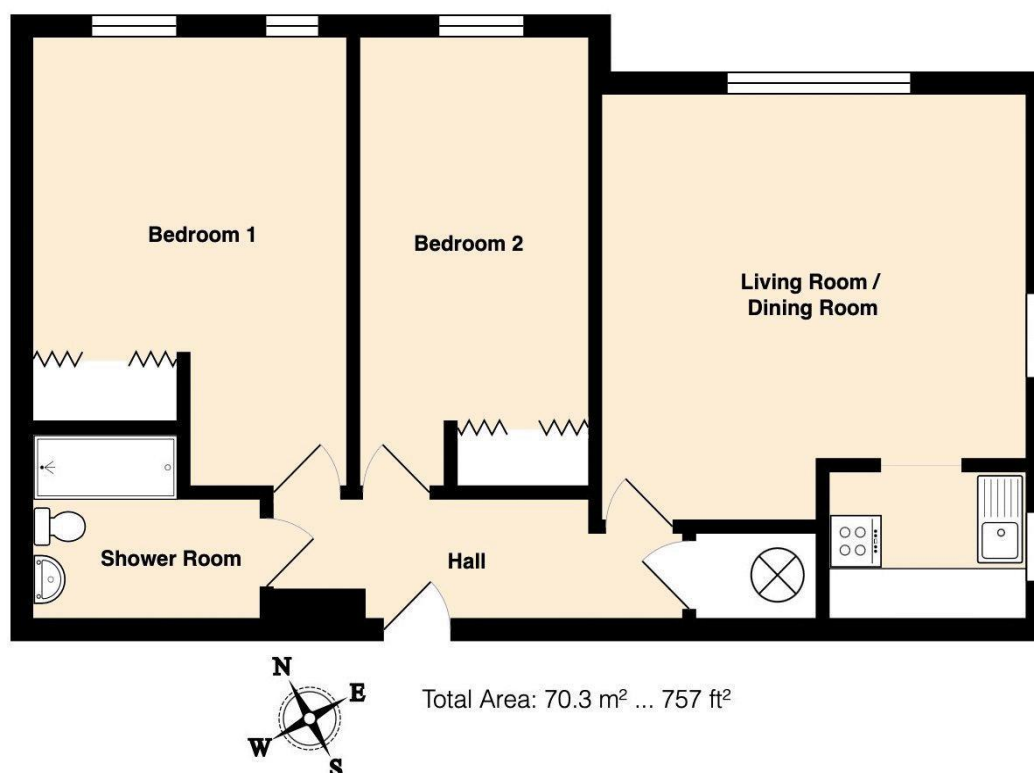
**Tenure** Leasehold with vacant possession.

**Lease** The property is held on the balance of a 139 year lease which commenced on 1 September 1985 subject to an annually reviewable all-in service charge. The amount payable for the six-month period 1 September 2023 - 29 February 2024 is £2551.51. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

**Ground Rent** Circa £244.12 for the current half-year period 1 September 2023 - 29 February 2024.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2210-6132-4040-5102-1001>



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 15a Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating <b>C</b>	Valid until: <b>8 February 2034</b> <hr/> Certificate number: <b>2210-6132-4040-5102-1001</b>
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Property type	Mid-floor flat
Total floor area	70 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.](#)

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		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		