

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



- Split Level Semi-Detached House
- Well presented
- Well Equipped Kitchen
- Parking and Integral Garage
- Gas-fired Central Heating to radiators
- Offering flexible living accommodation
- South-facing Sitting/Dining Room with balcony
- Bathroom & 3 Bedrooms - 1 with En-Suite
- Sunny South-facing Garden with far-reaching views
- Upvc Sealed-Unit Double Glazing



48 Upper Marsh Road, Warminster, Wiltshire, BA12 9PN

£340,000



This well presented Split Level Semi-Detached Home offers flexible living accommodation with the added bonus of a sunny Southerly aspect enjoying far reaching views. Porch, Entrance Hall with stairs to Upper & Lower Ground Floor Levels, South-facing Sitting/Dining Room with balcony enjoying views, Well Equipped Kitchen, Lower Ground Floor, Hall, Bathroom & 3 Bedrooms - 1 with En-Suite Shower Room, Parking and Integral Garage & Sunny South-facing Garden with far-reaching views, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a well-presented split level semi-detached home which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. This is a comfortable light & airy home which provides flexible accommodation and has the added bonus of a balcony leading off the Sitting/Dining Room enjoying far-reaching views South to the treeline of the Longleat estate hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Upper Marsh Road is on the Southern outskirts of the town close to unspoilt open country, not far from the River Wylde and Smallbrook Meadows Local Nature Reserve with many delightful walks whilst the beautifully tended Warminster Park is also nearby. The bustling town centre is just under a mile with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst other amenities include a theatre, library, hospital and clinics and a railway station. Rail enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications 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

Porch having ceramic tiled flooring, cloaks hanging space and glazed inner door opening into:

Entrance Hall with Velux roof window providing natural light, personal door to Garage, staircase to Upper and Lower Ground Floor levels.

First Floor Landing with loft access and doors off to:

Kitchen 9' 10" x 9' 1" (2.99m x 2.77m) having range of Shaker-style units, postformed worksurfaces, 1½ bowl sink, ample drawer & cupboard space, complementary tiling, matching overhead cupboards, Gas Hob with Filter hood above and built-in Electric Oven, integrated Dishwasher, space for Fridge, recessed spotlighting, radiator and wooden effect flooring.

From the Kitchen glazed double doors lead into:

From the Kitchen glazed double doors lead into: 16' 4" x 11' 5" (4.97m x 3.48m) a very pleasant room with sliding patio doors onto a Balcony which enjoys far-reaching, ample space for table and chairs, 2 radiators, feature wooden flooring and recessed spotlighting.

Steps from the Entrance Hall go down to:

Inner Hall having radiator and linen cupboard with radiator.

Bedroom One 12' 11" max x 9' 10" (3.93m x 2.99m) having radiator and steps down to a Dressing Area with mirror-fronted wardrobes, exposed beam and radiator.

A door from Bedroom One leads into:

En-Suite Shower Room having White suite comprising shower enclosure with thermostatic shower controls, vanity hand basin with cupboard under, low level W.C., tiled splashbacks, extractor fan, towel radiator, cupboard and wooden flooring.

Bedroom Two 10' 8" x 8' 6" (3.25m x 2.59m) having walk-through Dressing Area, vaulted ceiling with feature beams, radiator and patio doors out onto a decked terrace.

Bedroom Three 10' 0" max x 5' 10" (3.05m x 1.78m) with radiator.

Bathroom with White suite comprising panelled bath with Thermostatic shower, basin with mixer tap, low level W.C., tiled splashbacks, extractor fan, radiator and wooden flooring.

OUTSIDE

Integral Garage 16' 4" x 9' 4" (4.97m x 2.84m) approached via a driveway with parking for 2 cars side-by-side, having up & over door, power & light connected, cupboards, stainless steel sink, plumbing for washing machine, Worcester Gas-fired combi-boiler supplying central heating & domestic hot water and door to side path.

The Gardens To the side of the property is a useful store with stepped path flanked by a raised border down to the Sunny South facing rear garden. The first of the levels is laid to decking and the second level has a lawn with stocked borders. On the lowest level is an area set aside to cultivate vegetables in raised beds. The whole is enclosed by fencing and walling ensuring maximum privacy.

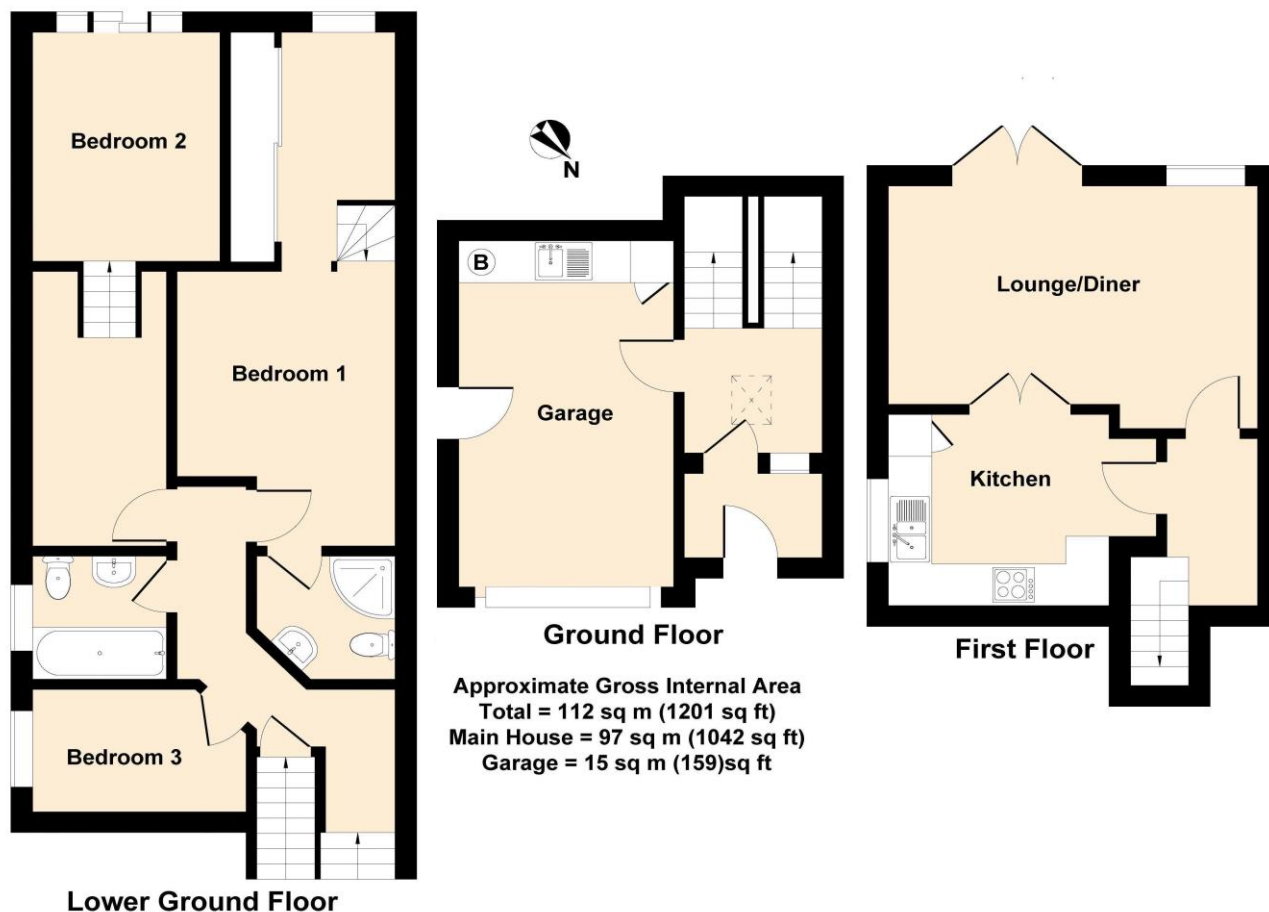
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2100-6012-3140-7102-6291>





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
Email - homes@davislatcham.co.uk

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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)

48 Upper Marsh Road WARMINSTER BA12 9PN	Energy rating C	Valid until: 15 February 2034
		Certificate number: 2100-6012-3140-7102-6291

Property type	Semi-detached house
Total floor area	91 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		