

DAVIS & LATCHAM ESTATE AGENTS

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- Attractive Detached House in a small exclusive Close
- Cloakroom, Dual Aspect Sitting Room with fireplace
- Fitted Kitchen/Diner & Utility Room
- Driveway Parking & Double Garage
- Gas-fired Central Heating to radiators
- Minutes on foot from the Centre of Warminster
- Study, Dining Room
- 4 Bedrooms & 2 Bathrooms - 1 En Suite
- Good Sized Private Rear Garden
- Upvc Sealed-unit Double Glazing



4 Chelwood Court, Warminster, Wiltshire, BA12 9NB

£375,000



This attractive Detached House is located in a small exclusive close just minutes on foot from the Centre of Warminster and all its amenities. Entrance Porch, Spacious Hall, Cloakroom, Dual Aspect Sitting Room with fireplace, Study, Dining Room, Fitted Kitchen/Diner & Utility Room, First Floor Landing, 4 Bedrooms & 2 Bathrooms - 1 En Suite, Driveway Parking & Double Garage, Good Sized Private Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable modern detached house, one of 4 in Chelwood Court, which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing and has the added bonus of a generous sized private Garden. Although in need of some updating this is a rare opportunity to acquire a non-estate home in Chelwood Court where properties are seldom available for sale hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

It would be hard to find somewhere more convenient than Chelwood Court! Approached off Plants Green via a private gravelled forecourt driveway serving all 4 properties and just a few minutes comfortable stroll from the centre of Warminster and an excellent choice for someone wishing to live close to both town and country. Within easy reach is Warminster Park and Smallbrook Meadows Local Nature Reserve whilst just a few minutes safe walking distance is schooling at New Close Primary and St Johns C of E Primary together with Kingdown School all rated Good by Ofsted. The town centre provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders together with a wide range of other amenities which include a theatre and library, hospital and clinics and railway station. 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. Other main centres in the area include Frome, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases 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

- Entrance Porch** having quarry-tiled floor, courtesy light and front door opening into:
- Spacious Hall** having telephone point, radiator, built-in cupboard and staircase rising to First Floor.
- Cloakroom** having low level W.C., hand basin and radiator.
- Pleasant Dual Aspect Living Room** 18' 3" x 11' 3" (5.56m x 3.43m) featuring a deep bay window, attractive open fireplace currently housing an electric fire with gas point, adjacent television surface with T.V. aerial point, wall light points and two radiators.
- Dining Room** 9' 5" x 9' 4" (2.87m x 2.84m) having radiator, ample space for dining table & chairs, double glazed patio doors opening onto Garden Terrace and door into Study.
- Study** 9' 4" x 5' 9" (2.84m x 1.75m) having radiator and telephone point - this room could easily be combined with the Dining Room to create a larger room if required.
- Fitted Kitchen** 13' 1" x 8' 5" (3.98m x 2.56m) having postformed worksurfaces with inset 1½ bowl stainless steel sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, point for Electric cooker, radiator, space for breakfast table & chairs, serving hatch to Dining Room and door into Utility Room.

- Utility Room** having worksurface, wall cupboard, radiator, Gas-fired Worcester boiler supplying domestic hot water and central heating to radiators, plumbing for washing machine, space for tumble dryer and door to Garden.
- First Floor** Landing having telephone point, shelved linen cupboard housing hot water cylinder with immersion heater fitted and controls for central heating and access hatch to loft.
- Principal Bedroom** 12' 4" x 11' 7" (3.76m x 3.53m) having radiator, fitted cupboards and door into:
- En-Suite Bathroom** having White suite comprising panelled bath with Mira shower and glazed splash screen, pedestal basin and low level W.C., complementary tiling, extractor fan, electric shaver point and radiator.
- Bedroom Two** 12' 9" max into bay x 9' 3" (3.88m x 2.82m) having radiator and fitted cupboards.
- Bedroom Three** 9' 3" x 8' 5" (2.82m x 2.56m) having radiator.
- Bedroom Four** 9' 6" x 6' 10" (2.89m x 2.08m) having radiator and fitted cupboard.
- Family Bathroom** having White suite comprising panelled bath with Triton shower and glazed splash screen, pedestal hand basin and low level W.C., complementary tiling, extractor fan, electric shaver point and radiator.

OUTSIDE

Double Garage 16' 5" x 15' 6" (5.00m x 4.72m) approached via a shingle driveway/forecourt having up & over door, power & light connected and personal side door. To one side of the Garage is ample space to park a caravan or mobile home.

The Gardens A paved path leads to the front door flanked by lawn and colourful heatherbeds and shrubs. A handgate leads to the side and rear gardens which comprise of an outside tap, a paved terrace and extensive areas of decorative gravel interspersed with borders well-stocked with seasonal plants and the garden is nicely enclosed by hedging and closeboarded fencing which ensures a very high level of privacy.

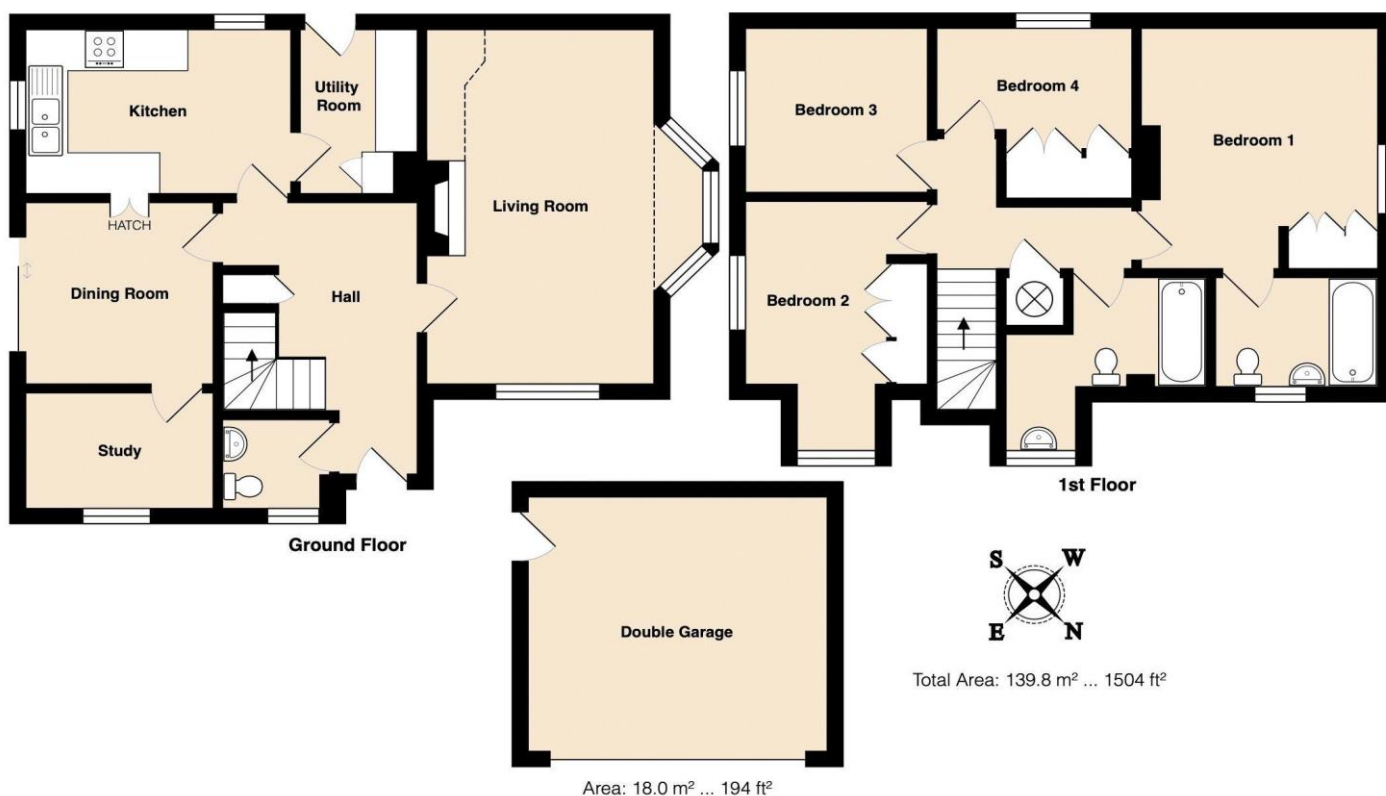
Services We understand Mains Water, Drainage, Gas and Electricity are all connected.

Tenure Freehold with vacant possession.

Rating Band "E"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2200-1734-2040-0100-2005>





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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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)

4 Chelwood Court WARMINSTER BA12 9NB	Energy rating	Valid until:	1 April 2034
	C	Certificate number:	2200-1734-2040-0100-2005

Property type	Detached house
Total floor area	119 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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		