

DAVIS & LATCHAM ESTATE AGENTS

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- Chalet-Style Semi Detached House
- No Onward Chain
- Sitting Room & Fitted Kitchen/Diner
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Offering scope for decoration
- Cloakroom, Study/Bedroom 4
- 3 Bedrooms & Full Bathroom suite
- Private Easily Managed Garden
- Sealed Unit Double Glazing



80 Ruskin Drive, Warminster, Wiltshire, BA12 8HS

£340,000



A great choice as a family home - offering scope for decoration this spacious Chalet-Style Semi occupies a pleasant location in a popular residential area on the Western outskirts of Town. Hall, Cloakroom, Study/Bedroom 4, Pleasant Sitting Room & Fitted Kitchen/Diner, First Floor Landing, 3 Bedrooms & Full Bathroom suite, Garage & Driveway Parking, Private Easily Managed Garden, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious semi-detached chalet-style house which has attractive brick and colour-washed rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit double glazing. Although offering scope for some redecoration/updating the flexible well-planned living accommodation has the added bonus of a downstairs Study/Playroom/4th Bedroom making it an ideal choice for families with young children or someone working from home. The property is available with no associated sale chain, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION nicely located in Ruskin Drive, a popular residential area close to open country and the woodland of the Longleat Estate on the Western fringes of Warminster yet within short walking distance from Princecroft Primary School rated Good by Ofsted, whilst within easy reach is a Co-Op Convenience Store and a small parade of neighbourhood shops including a Tesco Express is also nearby. The bustling town centre is just under a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst other amenities include a theatre and library, clinics and hospital, and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Trowbridge, Frome, 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 access 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.

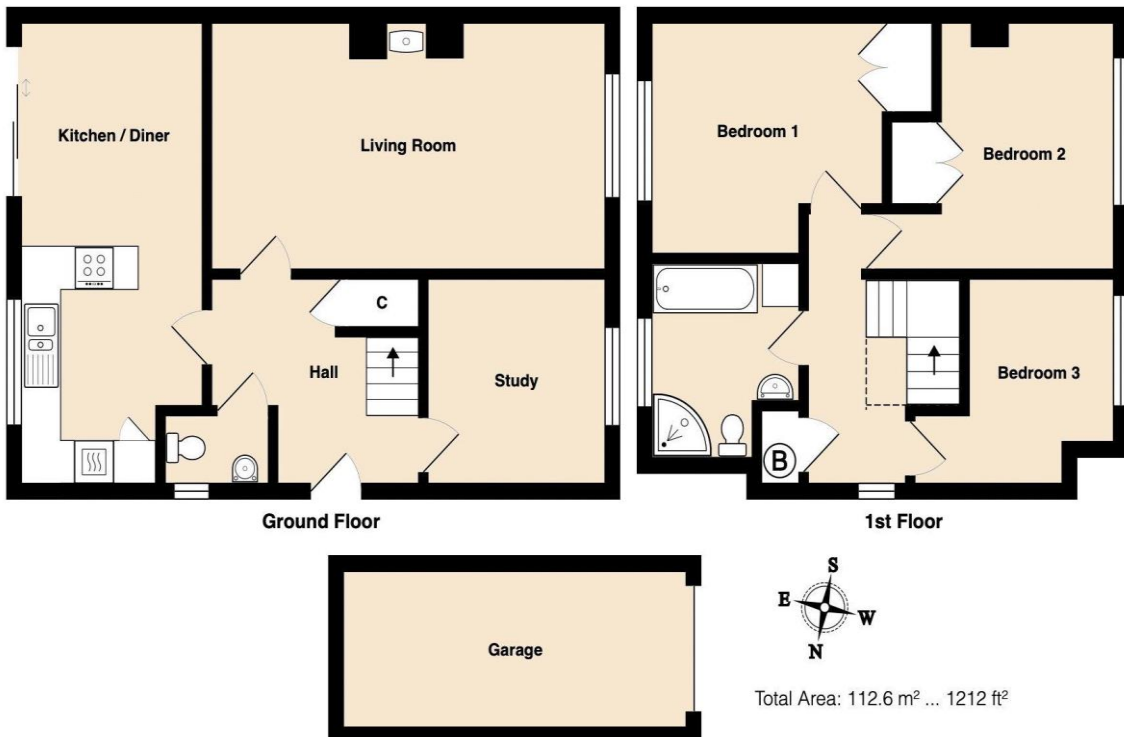
ACCOMMODATION

- Entrance Hall** having double glazed front door, radiator, telephone point, understair cupboard, heating controls and staircase to First Floor.
- Cloakroom** having low level W.C., hand basin and radiator.
- Study/Playroom/Occasional Bedroom Four** 9' 5" x 8' 10" (2.87m x 2.69m) having radiator.
- Spacious Sitting Room** 19' 5" x 11' 4" (5.91m x 3.45m) having bay window, fire recess housing woodburner creating a focal point, 2 radiators and T.V. aerial point.
- Well Equipped Kitchen/Diner** 21' 2" x 8' 11" (6.45m x 2.72m) having range of contemporary Cream units including quartz worksurfaces and inset stainless steel 1½ bowl sink, ample drawer and cupboard space, matching overhead cupboards, Electric Ceramic Hob, Samsung Washing Machine, Siemens appliances including upright Fridge, built-in Microwave, Oven and Grill and Dishwasher, 2 radiators, Dining Area with ample space for dining table & chairs and sliding patio door opening onto Garden Terrace.
- First Floor** Spacious Landing having access hatch with ladder to roof space and built-in shelved airing cupboard housing Gas-fired Baxi combi-boiler supplying central heating and domestic hot water.
- Bedroom One** 11' 7" x 11' 5" (3.53m x 3.48m) plus door recess having radiator and built-in wardrobe cupboard.

- Bedroom Two** 11' 4" x 9' 11" (3.45m x 3.02m) having radiator and built-in wardrobe cupboard.
- Bedroom Three** 9' 6" x 7' 0" (2.89m x 2.13m) plus door recess having radiator.
- Bathroom** having White suite comprising panelled bath, current shower enclosure with thermostatic shower controls and glazed splash door, vanity hand basin with cupboard under, low level W.C. with concealed cistern, extensive aqua wall panelling and radiator.

OUTSIDE

- Garage** Approached via a driveway providing off-road parking, 16'8" x 8'1" having up & over door with power & light connected.
- The Gardens** The Front Garden is laid to lawn, mature shrubs and bushes whilst a gated path leads into the sizeable Rear Garden which is attractively laid to an area of lawn nicely surrounded by borders well stocked with seasonal plants and established ornamental shrubs and trees, the foliage of which ensures a high level of privacy.
- Services** We understand Mains Water, Drainage, Gas and Electricity are connected.
- Tenure** Freehold with vacant possession.
- Rating Band** "D"
- EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2100-6814-1140-2107-4201>



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)

80 Ruskin Drive WARMINSTER BA12 8HS	Energy rating	Valid until:	3 April 2034
	D	Certificate number:	2100-6814-1140-2107-4201

Property type	Detached house
Total floor area	99 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 D. 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		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		