

DAVIS & LATCHAM ESTATE AGENTS

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- Semi Detached House**
- An ideal Family Home
 - Just minutes on foot from the Town's amenities
 - Kitchen/Diner, Utility Room
 - Garage & Driveway Parking
 - Gas-fired Central Heating to radiators
 - Sitting Room, Conservatory
 - 3 Bedrooms & Fully-tiled Bathroom
 - Easily Managed Front & Rear Gardens
 - Upvc Sealed-Unit Double Glazing



58 Manor Gardens, Warminster, Wiltshire, BA12 8PW

£295,000



A great choice as a family home - this comfortable Semi- Detached House occupies a popular residential area Just minutes on foot from the Town's amenities and Schooling. Entrance Hall, Pleasant Sitting Room, Large Conservatory, Kitchen/Diner, Utility Room, First Floor Landing, 3 Bedrooms & Fully-tiled Bathroom, Garage & Driveway Parking, Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable semi-detached detached house which has attractive brick and decorative timber clad elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing with wide windows allowing daylight to flood the rooms and has the bonus of a large double glazed Conservatory overlooking the Garden. Offering scope for extension (subject to Planning) the spacious light & airy accommodation would ideally suit a young family wishing to live close to all amenities, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Manor Gardens is a popular residential area close to the bustling town centre yet well away from traffic and hence popular with families with young children, as good schooling is conveniently close by at Minster Primary rated "Good" by Ofsted. Within a few minutes on foot are excellent shopping facilities - 3 supermarkets including a Waitrose store and a nearby Morrisons 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 as are the various military bases on Salisbury plain 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 Hall** having Upvc double-glazed door, staircase to the First Floor, understair recess and radiator.
- Pleasant Sitting Room** 13' 3" max x 12' 10" (4.04m x 3.91m) a light & airy room having tiled fireplace and hearth housing Baxi Bermuda Gas fire with back boiler supplying central heating to radiators and domestic hot water creating a focal point, T.V. aerial point, radiator, telephone point and double doors opening into Kitchen/Diner.
- Large Double Glazed Conservatory** 12' 9" x 9' 2" (3.88m x 2.79m) of Upvc construction having underfloor heating, laminate flooring, door to the Dining Area and double French doors to the Garden Terrace.
- Kitchen/Diner** 19' 6" overall x 10' 3" (5.94m x 3.12m) having solid wood worksurfaces, inset 1½ bowl sink, ample drawer and cupboard space, complementary tiling, matching part-glazed overhead cupboards, Gas Hob with Filter Hood above, built-in Electric Oven, integrated Fridge, Dining Area with ample space for table & chairs, laminate flooring and radiator.
- Utility Room** having plumbing for dishwasher and washing machine, laminate flooring and Upvc double-glazed door to Side Path leading to the Rear Garden.
- First Floor Landing** having linen cupboard housing hot water cylinder with immersion heater fitted.
- Bedroom One** 13' 0" x 8' 7" (3.96m x 2.61m) having built-in wardrobe and radiator.
- Bedroom Two** 11' 5" x 8' 8" (3.48m x 2.64m) plus door recess with built-in wardrobes and radiator.

Bedroom Three 10' 5" x 8' 1" (3.17m x 2.46m) x 10' 5" x 6' 9" (3.17m x 2.06m) currently serving as an office having radiator.

Fully-tiled Bathroom having White suite comprising panelled bath with Triton shower above, pedestal hand basin, low level W.C., complementary tiling, towel radiator and vinyl flooring.

OUTSIDE

Garage/Parking approached via a concrete driveway providing Side-by-Side Off-Road Parking, with up & over door, power & light and personal door. There is currently a partition wall dividing the Garage in two.

The Gardens To the front is an area of lawn whilst a handgate leads into the Rear Garden which includes a paved terrace, an area of lawn and a timber shed. The whole is nicely enclosed by fencing.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0924-1212-0307-0512-1904>



VIEWING

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)

58 Manor Gardens WARMINSTER BA12 8PW	Energy rating	Valid until:	14 February 2033
	D	Certificate number:	0924-1212-0307-0512-1904

Property type	Semi-detached house
Total floor area	82 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60