

# 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



- Light & airy second floor Apartment
- No Onward Chain
- Communal Entrance Hall
- Sitting Room, Kitchen
- Sealed-unit Double Glazing & Electric Heating
- Town centre Retirement Development
- Close to Shops & Railway Station
- Lift serving all floors, Individual Entrance
- 1 Double Bedroom, Fully-tiled Bathroom
- House Manager, Residents' Lounge & Laundry Room



**71 Homeminster House, Station Road, Warminster, Wiltshire,  
 BA12 9BP**

**£62,500**



This light & airy second floor Apartment is located in a very popular Town centre Retirement Development close to shops, railway station and all amenities. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Fully-tiled Bathroom, Pleasant Sitting Room, Kitchen, Sealed-unit Double Glazing & Electric Heating, House Manager, Large Residents' Lounge & Laundry Room.

## Accommodation

**THE PROPERTY** is a comfortable retirement apartment located on the Second Floor of Homeminster House, an attractive purpose-built town centre development with well-lit communal hallways whilst all floors are served by a lift and stairways. The property benefits from recently upgraded 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 and 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. This is an opportunity to acquire a comfortable light & airy Second Floor apartment, 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 nearby railway station whilst 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** with secure entryphone system linked to the apartment, Spacious Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

**Hall** with individual front door opening into the apartment.

**Private Inner Hall** having entryphone/intercom, smoke alarm sensor, shelved store cupboard housing electric meters and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.

**Double Bedroom** 12' 3" x 8' 3" (3.73m x 2.51m) having Dimplex electric heater, built-in mirrored wardrobe cupboard with bi-fold doors, hanging rail and shelves and wall light points.

**Fully-tiled Bathroom** having suite comprising easy access panelled bath with Mira Sport shower above, vanity hand basin with useful cupboard under, low level W.C, extractor fan and vinyl flooring.

**Light & Airy West-facing Sitting Room** 15' 6" x 10' 7" (4.72m x 3.22m) having large picture window overlooking the car park, Dimplex electric heater, wall lights, telephone point, T.V. aerial point and archway opening into the Kitchen.

From the Sitting Room an archway leads into:

**Fully-tiled Kitchen** 7' 2" x 5' 4" (2.18m x 1.62m) having postformed worksurfaces, stainless steel sink, drawer and cupboard space, matching overhead cupboards, complementary wall tiling, built-in Electric Oven and Electric Hob with Filter hood above, space for fridge/freezer, strip light and vinyl flooring.

## 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 well tended landscaped borders stocked with a variety of ornamental shrubs and ground cover plants, flanking the Visitors' Parking Spaces.

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

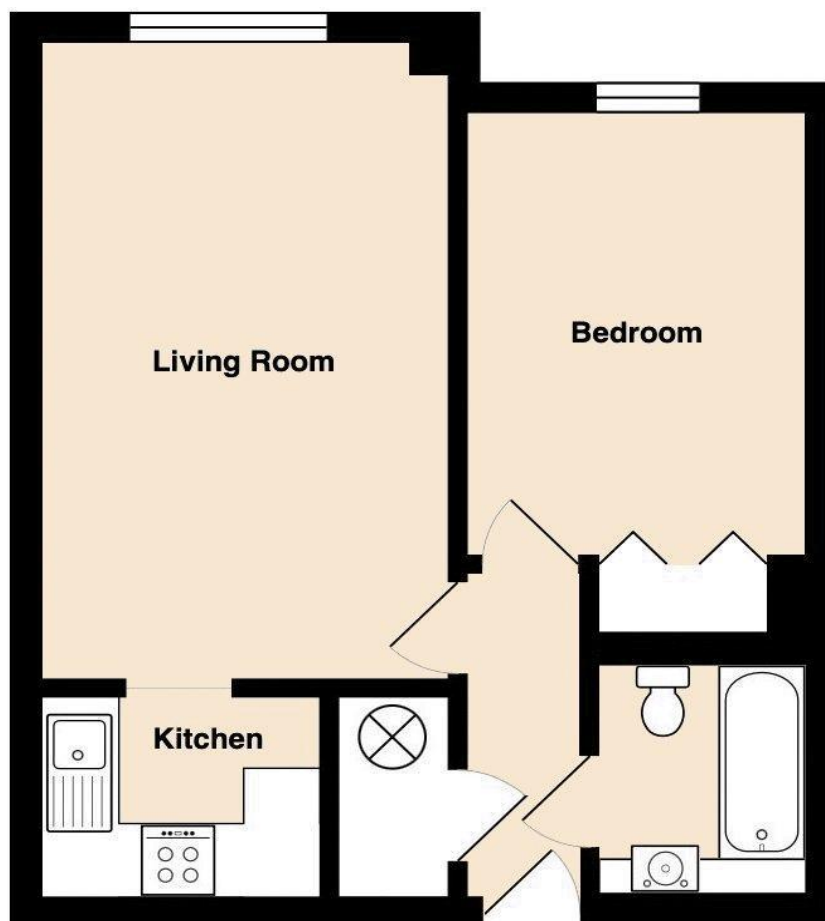
**Tenure** Leasehold with vacant possession.

**Lease** The property is held on a 125 year lease which commenced in 1989 is subject to an annually reviewable maintenance charge, we understand the amount payable for the half-year period ending 29th February 2024 is £1707.43. This covers the upkeep of communal areas, provision of House Manager, metered Water and includes Building Insurance.

**Ground Rent** £232.82 for the current half-year period.

**Rating Band** "A"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2900-5744-5141-4907-9395>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
DAVIS & LATCHAM  
43 Market Place  
Warminster  
Wiltshire  
BA12 9AZ  
Telephone Warminster 01985 846985  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
Email - homes@davislatcham.co.uk

## 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 71 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating	Valid until:	10 April 2034
	<b>B</b>	Certificate number:	2900-5744-5141-4907-9395

Property type	Mid-floor flat
Total floor area	38 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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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

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