

# DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully presented garden level Apartment
- No Onward Chain
- Individual Entrance Hall
- Double Bedroom, Recently Re-fitted Bathroom
- Sealed-unit Double Glazing & Electric Heating
- Town centre Retirement Development
- Communal Entrance with Lift to all floors
- Sunny South-facing Sitting Room
- Contemporary Re-fitted Kitchen
- House Manager, Residents' Lounge & Laundry Room



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

**£75,000**



A very rare opportunity to acquire a beautifully presented light & airy garden level Apartment in this popular Town centre Retirement Development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, Double Bedroom, Recently Re-fitted Bathroom, Sunny South-facing Sitting Room, Contemporary Re-fitted Kitchen, Sealed-unit Double Glazing & Electric Heating, House Manager, Large Residents' Lounge & Laundry Room.

## Accommodation

**THE PROPERTY** is a beautifully presented light & airy retirement apartment located at Garden Level on the Southern flank 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. All properties benefit from 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 a very rare opportunity to acquire a Sunny South-facing Ground Floor apartment with it's own direct external access opening onto a small area of outside space whilst the property has in recent times undergone a thorough schedule of updating including the Kitchen, Bathroom, contemporary decoration and carpets together with new Electric Heaters hence the Agents strongly advise 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 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 access system linked to the apartment and Spacious Communal 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 into the apartment.
- Private Inner Hall** with entryphone/intercom, smoke alarm sensor, shelved store cupboard housing electric meter and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.
- Double Bedroom** 12' 0" x 8' 7" (3.65m x 2.61m) having night store heater, built-in wardrobe cupboard with mirror-fronted bi-fold doors and wall light point.
- Bathroom** having recently installed White suite comprising panelled bath with Mira shower controls and splash screen, vanity hand basin with useful cupboard under, low level W.C, complementary aqua wall panelling and extractor fan.

**Sunny Sitting Room** 15' 4" x 10' 7" (4.67m x 3.22m) a delightful light and airy South-facing room featuring large picture window and double glazed door which overlooks and has direct access onto a small paved Garden Terrace which can be tended by the resident of number 51 if wished. The Sitting Room has a night store heater, wall light points, T.V. aerial point, space for a table & chairs and an arched opening into Kitchen. Note: The double glazed door provides direct external access into the apartment without the need to use the Communal Entrance Hall.

From the Sitting Room an archway leads into:

**Recently Re-fitted Kitchen** 7' 2" x 5' 4" (2.18m x 1.62m) with range of contemporary gloss Grey units which includes postformed worksurfaces and matching splashbacks, inset White sink, drawer & cupboard space, matching overhead cupboards, built-in Electric Oven and Electric Hob with Filter Hood above, integrated Fridge and extractor fan.

## OUTSIDE

The approach to the building is attractively laid to landscaped borders stocked with ornamental shrubs and ground cover plants, flanking Visitors' Parking Spaces whilst Number 51 is on the Ground Floor and can be accessed either via the communal entrance or independently.

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

**Tenure** Leasehold with vacant possession.

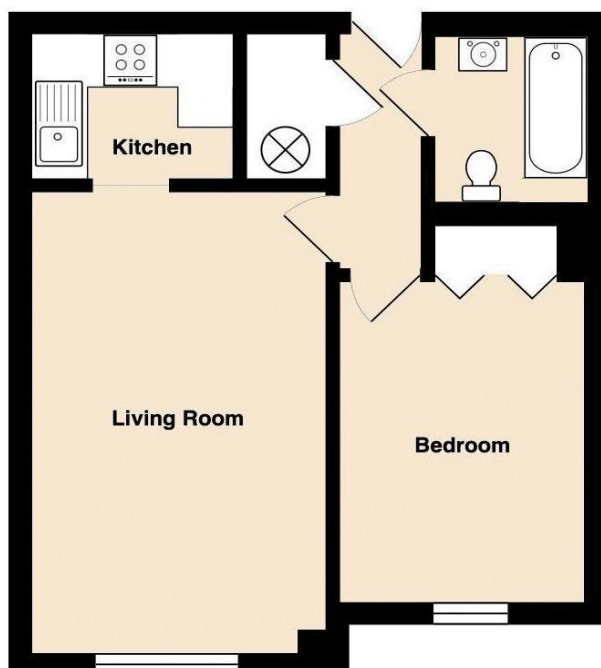
**Lease** The property is held on a 125 year lease which commenced on 28.02.1989 and is subject to an annually reviewable all-in maintenance charge, payable in two six-monthly instalments currently of £1707.43 for the period 1 March 2024 - 31 August 2024. This covers upkeep and maintenance of communal areas, provision of the House Manager, metered Water supply and also includes Buildings Insurance.

**Ground Rent** £206.95 for the current half-year period.

**Rating Band** "A"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0242-1212-2804-1615-1604>

**Note** Some items of furniture may be available by separate negotiation if required.



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
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## 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 51 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating <span style="font-size: 2em; font-weight: bold;">C</span>	Valid until: 27 April 2034
		Certificate number: 0242-1212-2804-1615-1604

Property type	Ground-floor flat
Total floor area	37 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

