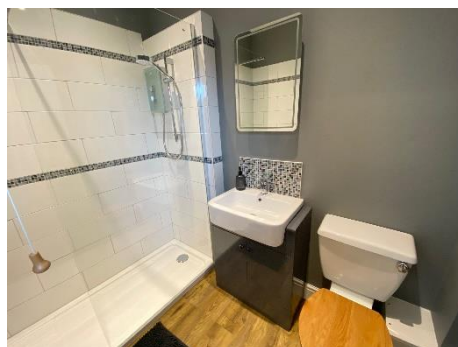


DAVIS & LATCHAM ESTATE AGENTS

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



- Renovated Townhouse
- Available for immediate occupation
- Fitted Kitchen
- Secure Gated Entrance, Mature Small Garden
- Gas-fired Central Heating to Radiators
- Exclusive gated development
- Cloakroom, Spacious Sitting/Dining Room
- Shower Room & 3 Bedrooms - 1 with En-suite
- Allocated and Visitors' Parking
- Double Glazed



2 Beavens Court, Warminster, Wiltshire, BA12 9BS

£334,995



Now available for immediate occupation this renovated Townhouse is located in an exclusive gated development close to Warminster Town Centre. Entrance Hall, Cloakroom, Spacious Sitting/Dining Room, Fitted Kitchen, First Floor Landing, Shower Room & 3 Bedrooms - 1 with En-suite Bathroom, Secure Gated Entrance, Allocated and Visitors' Parking, Mature Small Garden, Gas-fired Central Heating to Radiators & Double Glazed.

Accommodation

THE PROPERTY is a very attractive modernised town house with stone elevations part of which were once a former colonnade of arched brick. These are now the window surrounds to the front elevation. Under a clay tiled roof with the benefits of gas-fired central heating to modern radiators and UPVC double glazed units to the upper and rear elevation and wooden double glazing to the front arched windows and door. The spacious interior has been fully renovated in a modern style, designed by a leading interior design company. The improvements included a new kitchen, appliances and granite worktops and upstands. The appliances include a high-power fitted microwave combination oven and fridge freezer with ice and water. It benefits from a new shower room, upgraded electrical consumer unit and services, new radiators and joinery. The interior was re-modelled to increase its efficiency and functionality. The history shows it originally served as stabling for several generations of the wealthy Halliday family who lived in the adjacent Yard House. Stone plaques, indicate alterations to the building, one is dated 1909 and bears the initials JEH - John Edmund Halliday, whilst an earlier plaque dated 1885 carries the initials ISH, probably those of his father. More recently the building served as a laboratory and offices for a division of the Guinness brewing conglomerate until 1995 when the building was imaginatively converted into 3 homes by a local developer. The concept behind Beavens Court was to create comfortable town houses in a secure environment with the added benefit of proximity to all amenities. The result is an easily run town centre home where properties are seldom for sale hence the Agent's recommend of an early viewing.

LOCATION

Beavens Court is a small, exclusive development of just five properties approached via a secure remotely operated gated entrance. Tucked away from the bustle of town life, it is conveniently located in a very short walk from the centre of Warminster with its excellent shopping facilities - 3 supermarkets including a nearby Waitrose store and a host of independent shops. Other amenities include a theatre, a library, hospital, clinics and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, or to Bath with a direct line on to South Wales. Other main conurbations in the area include Frome, Westbury, Trowbridge, Bath and Salisbury and they are all within comfortable driving distance. The A36, A350 and A303 trunk routes provide swift road 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 road or rail.

ACCOMMODATION A short path leads to the front door flanked by a small area of beautiful garden with ornamental shrubs, courtesy lighting, an outside tap and power point. A wide doorway set into the former colonnade opens into:

Entrance Hall featuring engineered oak flooring, secure entry phone system connected to the entrance gateway, cast feature radiator, telephone point, cupboard housing recently upgraded electrical consumer unit, cloaks hanging space, staircase to first floor and a wide opening into the kitchen.

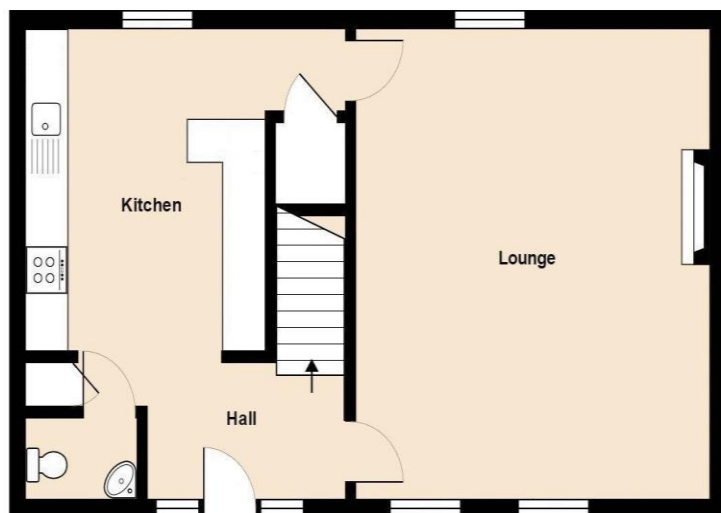
Spacious Dual Aspect Sitting/Dining Room 19' 1" x 15' 11" (5.81m x 4.85m) having an inbuilt high-efficiency remotely controlled Gazco gas fire providing a stunning focal point, engineered oak flooring, T.V. aerial point, telephone point, 2 radiators and a 3 amp lighting circuit.

Fitted Kitchen	15' 9" x 9' 2" (4.80m x 2.79m) having runs of granite with an inset sink, a range of contemporary grey matte finish units providing ample and efficient storage space, matching overhead units with LED surface lighting, integrated electric oven and combination microwave oven, an induction hob with an extractor and light above, dishwasher and fridge/freezer, a boiling water tap, engineered oak flooring, pelmet lighting, breakfast bar, radiator and matching details in the large walk in under stair cupboard.
Cloakroom	having a white suite comprising a toilet, corner hand wash basin with splashback, extractor fan, and ceramic tiled floor. Built in boiler cupboard with storage space.
First Floor Galleried Landing	a feature upright radiator, access hatch to roof space and built-in shelved out linen cupboard housing the hot water cylinder with an immersion heater fitted.
Bedroom One	11' 5" x 9' 10" (3.48m x 2.99m) with a large built-in wardrobe, T.V. aerial point, telephone point, radiator and door into the adjoining bathroom.
En-Suite Bathroom	having white suite comprising panelled bath with hand shower/mixer taps and folding splash screen, pedestal hand basin, W.C., complementary tiling, shaver/light fitting, extractor fan and radiator.
Bedroom Two	12' 11" x 11' 1" (3.93m x 3.38m) into door recess having a radiator and built-in cupboard housing sockets for charging mobile devices, plumbing and facilities for washing machine and a tumble dryer, radiator.
Bedroom Three	9' 7" x 6' 10" (2.92m x 2.08m) with radiator and built-in cupboard with option to use as either a home Office space, or for storage. Fitted shelves and LED walk in lighting with power sockets.
Shower Room	a stunning white suite with glass mosaic feature tiling, the walk-in shower has a Mira electric shower, a glazed splash screen, vanity basin with cupboard under, W.C., LED lighting, heated mirror, extractor fan, radiator and vinyl flooring.

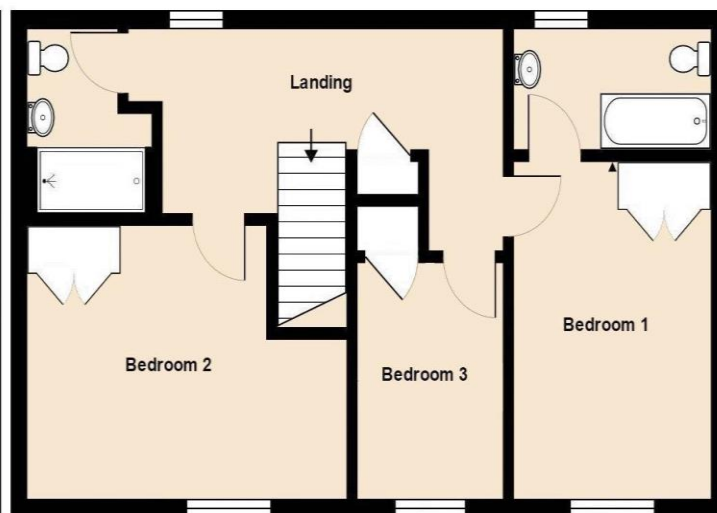
OUTSIDE

Beavens Court	is approached from East Street through secure remotely operated double gates and an adjacent secure pedestrian gate, via a driveway illuminated at night and flanked by borders well stocked with a variety of shrubs and seasonal plants, opposite the property is a concealed bin store whilst further down the driveway is a parking space and two visitors' parking spaces available to the community. The delightful garden area opposite the house and on either side of the front paved area is part of No 2.
Services	Mains Gas, Electricity, Water and Drainage are all connected.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2110-6715-1140-5106-3201
Service Charge	A service charge, currently £30 per month payable by standing order, covers the provision of courtesy lighting, the servicing and maintenance of the entrance gates, the maintenance of the driveway area and annual servicing of the individual property alarm systems and gate intercom system.

NOTE: These particulars were prepared by the vendor.



Ground Floor



First Floor

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website: 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 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)

2 Beavens Court WARMINSTER BA12 9BS	Energy rating	Valid until:	7 May 2034
	C	Certificate number:	2110-6715-1140-5106-3201

Property type	Mid-terrace house
Total floor area	109 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		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		