

DAVIS & LATCHAM ESTATE AGENTS

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- A charming period Cottage**
- In the popular village of Crockerton**
- Kitchen/Diner**
- Garage & Off-Road Parking**
- Oil Fired Central Heating to radiators**
- Offering scope for some updating**
- Spacious Dual Aspect Sitting Room, Dining Room**
- Shower Room & 2 Bedrooms**
- Large Wild Flower Garden to the rear**
- Upvc Sealed Unit Double Glazing**



Pedmore, Sutton End, Crockerton, Warminster, Wiltshire, BA12 8BQ

£325,000



A charming period Cottage offering scope for some updating in the popular village of Crockerton close to country walks and just a few minutes drive into Warminster. Entrance Lobby, Spacious Dual Aspect Sitting Room, Dining Room, Kitchen/Diner, First Floor Landing, Shower Room & 2 Bedrooms, Garage & Off-Road Parking, Large Wild Flower Garden to the rear, Oil Fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a charming extended end of terrace period cottage which has colourwashed stone, brick and rendered elevations under a tiled roof and benefits from Upvc sealed unit double glazing together with Oil-fired central heating to radiators. On the market for first time in over 30 years the cottage stands slightly above road level and has the added bonus of a Garage and off-road parking together with a sizeable wildflower Rear Garden. Although offering scope for some updating this is a rare opportunity to acquire a home in this village where properties of this type are seldom available, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Crockerton is a highly regarded village located on the edge of the Longleat Estate, ancestral home of the Marquess of Bath and the Thynne family, with miles of unspoilt country walks and many hundreds of acres of accessible woodland. The village has a popular Primary School - rated Good by Ofsted, together with the beautiful Shearwater Lake - popular for angling and sailing, whilst the village gastro-pub, The Bath Arms Shearwater, has recently re-opened following a major refurbishment. A few minutes by car to the North is the bustling town of Warminster with excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful park and leisure gardens and a railway station. Rail users enjoy regular rail services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The town is also well served by 'buses whilst other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train and Bournemouth, Bristol and Southampton Airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having double glazed front door, radiator, Oil-fired Grant boiler supplying domestic hot water and central heating to radiators and glazed inner door into Dining Room.

Spacious Dual Aspect Sitting Room 17' 4" x 12' 7" (5.28m x 3.83m) a delightful room which has 2 radiators, wall light points, T.V aerial point and double French doors opening onto garden Decking.

Dining Room 15' 4" x 11' 10" (4.67m x 3.60m) having exposed ceiling timberwork, contemporary electric fire and exposed beam showing signs of an original inglenook whilst to one side is an original bread oven, 2 radiators, wall light points, ample space for dining table and chairs, staircase to First Floor and door into Kitchen/Diner.

Kitchen/Diner 14' 3" x 11' 6" (4.34m x 3.50m) having postformed worksurfaces, inset 1½ bowl White ceramic sink, range of units providing drawer & cupboard space, built-in Electric Oven, Ceramic hob with Filter hood above, plumbing for washing machine and dishwasher, radiator, ample space for breakfast table & chairs and door to Garden. Note: The Kitchen has partial limited headroom.

From the Dining Room a staircase leads to:

First Floor Landing with radiator.

Shower Room having White suite comprising walk-in shower enclosure with thermostatic shower controls, glazed splash screen and aqua wall panelling, vanity hand basin with cupboard space under, low level W.C., electric shaver point, complementary wall tiling and radiator.

Bedroom One 14' 7" x 12' 7" (4.44m x 3.83m) enjoying dual aspects having wall light points and radiator.

Bedroom Two 10' 7" x 9' 5" (3.22m x 2.87m) having radiator.

OUTSIDE

The property is approached via a driveway/forecourt providing Off-Road Parking leading to an Integral Garage.

Integral Garage 16' 2" x 15' 4" (4.92m x 4.67m) having a remotely operated roller shutter door and power & light connected.

The Good-Sized Rear Garden includes a large sheltered area of recently laid decking and a paved terrace together with a large ornamental pond whilst a flight of steps lead up to what is best described as a sloping Wildflower Garden, interspersed with shrubs and bushes and including a fine Magnolia tree, areas of lawns together with a greenhouse. The Garden has enormous scope to once again become a feature and from the top of the Garden enjoys lovely far-reaching views. A side path provides access for Garden deliveries etc.

Services We understand Mains Water and Electricity are connected to the property whilst Drainage is to a Septic tank shared with the neighbouring cottage.

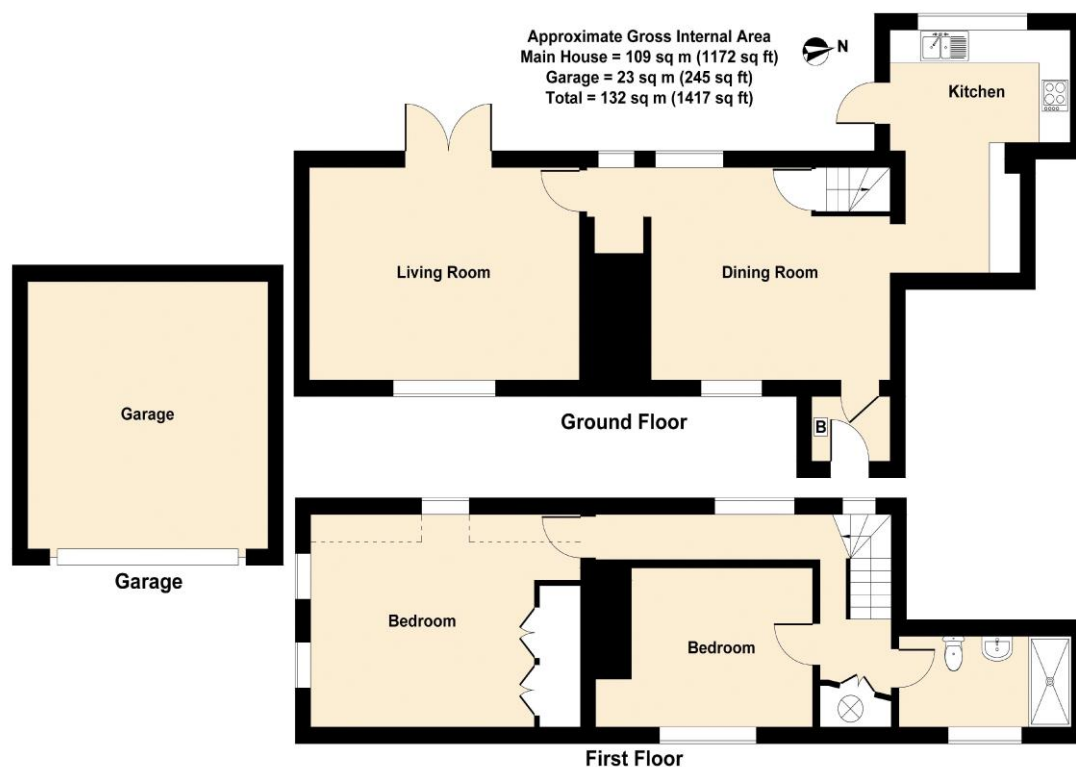
Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2110-2315-2140-8108-6291>

NOTE: The cottage is subject to a partial flying freehold whereby the adjoining property has a Bedroom above the Kitchen of Pedmore.





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)

Pedmore Sutton End Crockerton WARMINSTER BA12 8BQ	Energy rating D	Valid until: 16 May 2034
		Certificate number: 2110-2315-2140-8108-6291

Property type	End-terrace house
Total floor area	101 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 A.

[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		101 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		