

DAVIS & LATCHAM ESTATE AGENTS

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- Well presented First Floor Apartment
- In the Village of Longbridge Deverill
- Sitting/Dining Room, Kitchen
- Double Glazing
- Communal Laundry Room
- Purpose-built Retirement development
- Communal Entrance Porch & Hall with Lift
- 1 Double Bedroom, Fully Tiled Bathroom
- Economy 7 Night Store Heating
- Reserved Car Parking Space



**6 Waldron Court, Church Street, Longbridge Deverill, Warminster,
Wiltshire, BA12 7DJ**

£129,950



A well presented First Floor Apartment in a small purpose-built Retirement development designed with the over 55's in mind in the Village of Longbridge Deverill. Communal Entrance Porch & Hall with Lift, Individual Entrance Hall, 1 Double Bedroom, Fully Tiled Bathroom, Pleasant Sitting/Dining Room, Kitchen, Sealed unit Double Glazing & Economy 7 Night Store Heating, Communal Laundry Room & Reserved Car Parking Space.

Accommodation

THE PROPERTY is on the First Floor of this small purpose-built retirement development of just 10 apartments which was erected in 1987 and designed with the over 55's in mind. Waldron Court has most attractive brick elevations with feature stone quoins and stone mullion windows under a tiled roof with a decorative cupola. The building is approached via a secure Communal Entrance Hall with lift and has well equipped communal laundry facilities on the First Floor whilst all properties benefit from sealed unit double glazing together with Electric and Economy 7 night store heating. This is a rare opportunity to acquire a comfortable well presented First Floor apartment, immediately available with no associated sale chain, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Longbridge Deverill is one of the five villages which comprise the Deverill Valley, a rural community with many unspoilt country walks through which flows the nearby River Wylde. The village has The George Inn public house and restaurant, together with a petrol filling station with shop and off-licence whilst a few minutes on foot takes you to the 12th century village church of St Peter & St Paul. A couple of miles to the North is the bustling town of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of small independent traders whilst other amenities include a theatre, library, hospital and clinics and a railway station with regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

- Porch Entrance** having secure entryphone access system linked to the apartment, Communal Ground Floor Lobby with access to Lift and Stairs to First Floor with well-equipped Laundry having Washing Machine, Tumble Dryer and hand washing facilities.
- Spacious Entrance Hall** having individual front door, wall light point, entryphone intercom linked to the entrance to Waldron Court, hatch to loft above and shelved walk-in cupboard housing electrical fusegear and water tank with immersion heater.
- Double Bedroom** 13' 9" x 8' 11" (4.19m x 2.72m) enjoying pleasant rural views, having mirror-fronted wardrobe cupboard with bi-fold doors, night store heater, wall light points and T.V. aerial point
- Fully Tiled Bathroom** having contemporary White suite comprising panelled bath with glazed splash screen, Triton shower and shower/mixer taps, integrated vanity hand basin with cupboard under, low level W.C. with concealed cistern, Electric towel radiator, extractor fan, complementary wall tiling and vinyl flooring.
- Pleasant Sitting/Dining Room** 15' 7" max x 10' 3" (4.75m x 3.12m) a light and airy room enjoying lovely rural views, with wall light points, T.V. aerial point, telephone point, night store heater and ample space for a dining table & chairs.

From the Sitting Room an archway leads into:

Kitchen

8' 2" x 6' 10" (2.49m x 2.08m) with postformed worksurfaces, inset stainless steel single drainer sink, range of Mahogany-fronted units providing ample drawer & cupboard space, complementary wall tiling and matching overhead cupboards with pelmet lighting, recess for Electric Cooker and fridge/freezer, extractor fan and strip lighting.

OUTSIDE

Reserved Parking One allocated parking space is reserved for number 6 Waldron Court.

The approach to the building is via a driveway off Church Street leading to the car park at the rear of the building flanked by mature trees and shrubbery as well as a sizable paved communal Garden Terrace for the enjoyment of all residents.

Services We understand Mains Water and Electricity are connected whilst drainage is to a private system.

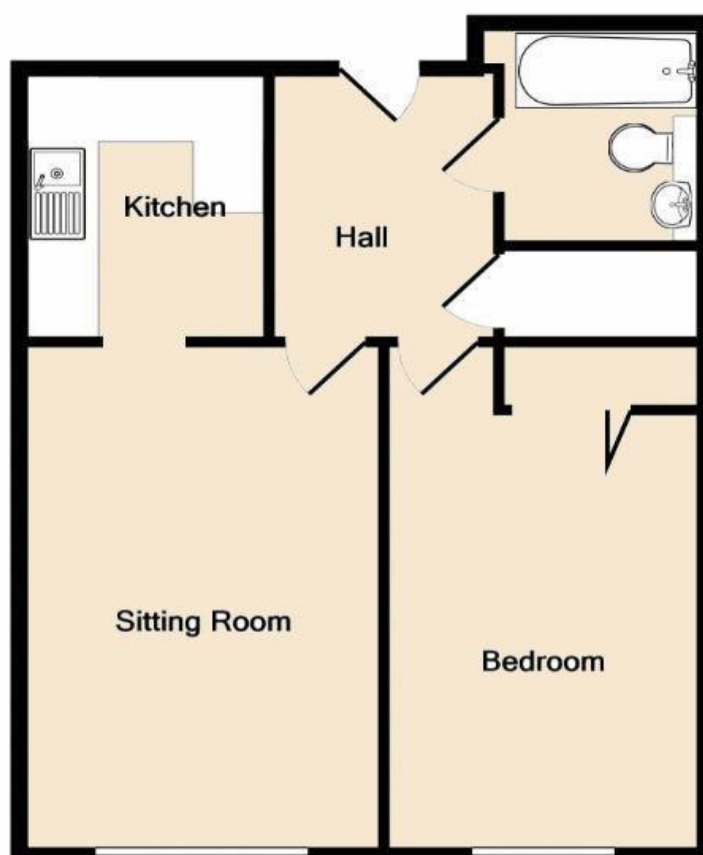
Tenure Leasehold with vacant possession.

Lease We understand the property is held on a 999 year lease which commenced in 1987 and is subject to a service charge payable to Waldron Court Management Company Limited which is £478.00 for the current quarter. This covers the upkeep of gardens and communal areas, window cleaning, Water Rates and Buildings Insurance.

Ground Rent No Ground Rent is payable.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2879-7177-9028-5365>



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)

Flat 6 Waldron Court Church Street Longbridge Deverill WARMINSTER BA12 7DJ	Energy rating C	Valid until: 21 March 2028 <hr/> Certificate number: 0350-2879-7177-9028-5365
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Property type

Top-floor flat

Total floor area

43 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 current energy rating is C. 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		81 B
69-80	C	76 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