

DAVIS & LATCHAM

ESTATE AGENTS

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- Charming Victorian Cottage
- Peaceful Town Centre location
- Charming Sitting/Dining Room
- Well appointed Kitchen
- Shower Room & Double Bedroom
- Second Floor Studio/Bedroom
- Private Enclosed Courtyard Garden
- Gas-fired Central Heating to radiators



31 North Row, Warminster, Wiltshire, BA12 9AD

£285,000



This Charming Victorian Cottage occupies a Peaceful Town Centre location in North Row where Homes are seldom For Sale. Canopy Porch, Entrance Hall, Charming Sitting/Dining Room, Well Appointed Kitchen, First Floor Landing, Shower Room & Double Bedroom, 2nd Floor Studio/Bedroom, Private Enclosed Courtyard Garden, Gas-fired Central Heating to radiators.

Accommodation

THE PROPERTY is a charming Grade II listed Victorian terraced cottage understood to date from the early 19th Century which has attractive elevations of local coursed rubble stone with brick quoins and dressings under a slate roof and features sash windows and wrought iron railings. Sympathetically restored by the present owner this a lovely example of its kind which will suit someone wishing to live close to all town centre amenities. This is a very rare opportunity to acquire a quirky period home in the favoured North Row area where properties are seldom for sale hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

North Row is part of the town centre Conservation Area and an oasis of peace and quiet in the heart of Warminster, approached at one end via The Avenue and leading at the other onto the High Street. There is a certain kudos associated with North Row and undoubtedly one of its key attractions is its central location and this is reflected by the fact that properties are seldom for sale here. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent traders. Warminster enjoys 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

Canopy Porch having panelled front door leading into:

Entrance Hall having Elm floorboards, radiator, staircase to First Floor and door to Dining Room.

Charming Dual Aspect Sitting/Dining Room 25' 6" x 9' 11" (7.77m x 3.02m) a truly delightful room having exposed original polished Elm floorboards, feature Marble fireplace housing wood burner creating a focal point, T.V. aerial point, window shutters and radiator. A wide opening leads into the Dining Room having attractive mellow exposed brick chimney breast and fireplace housing decorative old cast iron range - not in use, radiator, ample space for dining table & chairs and glazed double french doors opening into private the Courtyard Garden.

From the Dining Room a door and steps lead down to a Cellar.

Dry Cellar 12' 0" x 11' 2" (3.65m x 3.40m) surprisingly dry and offering great storage space with light & power connected and electrical fusegear.

From the Sitting/Dining Room a glazed door leads into:

Well Equipped Kitchen 12' 11" x 5' 11" (3.93m x 1.80m) having solid Oak worksurfaces with inset China Belfast-style sink, range of contemporary bespoke painted cupboards, complementary tiling, matching overhead cupboards including cupboard housing Gas-fired combi-boiler supplying central heating and domestic hot water, matching dresser unit, recess for slot-in Gas cooker, integrated Fridge and Freezer, plumbing for washing machine, radiator, recessed lighting and surface lighting, travertine tiled flooring with underfloor heating together with three Velux roof windows which ensure maximum natural light and ventilation.

- First Floor** with temperature thermostat, small understair cupboard and staircase to Second Floor.
- Bedroom One** 12' 4" x 10' 11" (3.76m x 3.32m) a delightful room having window shutters, radiator, shallow shelved cupboard and door into Large Walk-in Cupboard 7'11" x 5'9" with plenty of shelving and hanging space.
- Large Walk-in Cupboard** 7' 11" x 5' 9" (2.41m x 1.75m) with plenty of shelving and hanging space.
- Spacious Shower Room** having White suite comprising corner shower cubicle with glazed splash door, pedestal hand basin, low level W.C., radiator and featuring an original fireplace housing original decorative nursery grate.
- From the Landing a flight of stairs lead to:
- Second Floor** Studio Landing providing study space with Velux roof window ensuring plenty of natural light and door into:
- Bedroom Two** 11' 1" x 9' 9" (3.38m x 2.97m) useable space plus deep recess having limited headroom, radiator, cupboard space and Velux roof window ensuring plenty of natural light.
- OUTSIDE**
- North Row** is approached from the High Street at one end and The Avenue at the other, a little used narrow town centre thoroughfare.
- The Small Sheltered Courtyard Garden** is ideal for someone for whom gardening is not a priority, providing a delightful sheltered setting for alfresco dining or a peaceful spot to read a book, with an outside tap and high walling which ensures maximum privacy and offers plenty of scope for the display of seasonally stocked tubs and planters.
- Services** We understand Mains Water, Drainage, Gas and Electricity are connected.
- Tenure** Freehold with vacant possession.
- Rating Band** "B"
- EPC URL** <https://www.epcregister.com/direct/Not Applicable>





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)

31, North Row WARMINSTER BA12 9AD	Energy rating E	Valid until: 15 October 2023 <hr/> Certificate number: 9668-1965-7230-1247-9940
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Property type: Mid-terrace house

Total floor area: 88 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 E. 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		83 B
69-80	C		
55-68	D		
39-54	E	49 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