

DAVIS & LATCHAM ESTATE AGENTS

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- First Floor Apartment in need of updating
- Communal Entrance with Lift serving all floors
- Sitting Room, Kitchenette
- Sealed-unit Double Glazing
- House Manager
- Town Centre Retirement development
- Individual Entrance Hall
- 1 Bedroom, Fully-tiled Bathroom
- Economy 7 Night Store Heating
- Residents' Lounge & Laundry Room



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

£50,000



This First Floor Apartment now in need of updating is located in a popular Town Centre Retirement development and very attractively priced for a quick sale. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Bedroom, Fully-tiled Bathroom, Pleasant Sitting Room, Kitchenette, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is conveniently located on the First Floor of Homeminster House, an attractive purpose-built town centre development of retirement apartments, thoughtfully designed with the over 60's in mind, which has well-lit communal hallways whilst all floors are served by a lift and stairways. All properties benefit from Double Glazing and Electric Heating, all power points are at a comfortable waist height, whilst state-of-the-art safety and security systems are linked to two experienced House Managers 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 Managers are off duty, whilst a guest apartment is also available by arrangement for visiting friends and relatives. Immediately available with no onward chain, this apartment requires general updating, re-decoration etc., but offers an opportunity for a new owner to make their mark on their new home, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Homeminster House is conveniently located just off Station Road close to 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 having 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.

First Floor Hall having individual front door into the apartment.

Private Inner Hall with entryphone/intercom, smoke alarm sensor, shelved store cupboard housing electric meters and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.

Bedroom 11' 11" x 8' 8" (3.63m x 2.64m) having night store heater, built-in wardrobe with sliding doors, hanging rail & shelf, telephone point and wall light points.

Fully-Tiled Bathroom having Ivory coloured suite comprising panelled bath with hand shower/mixer tap, vanity hand basin and low level W.C, complementary wall tiling and extractor fan.

Pleasant Sitting Room 19' 7" x 10' 7" (5.96m x 3.22m) a delightful light and airy room having large windows, night store heater, wall light points, T.V. aerial point, telephone point and arched opening into Kitchenette.

Kitchenette 7' 3" x 5' 4" (2.21m x 1.62m) which includes a range of postformed worksurfaces, inset colour keyed sink (not working), cupboard space, matching overhead cupboards, complementary wall tiling, Electric Cooker, Fridge, strip lighting and extractor fan.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters

The approach to the building is attractively laid to well-tended landscaped borders stocked with a variety of ornamental shrubs and ground cover plants, flanking the Visitors' Parking Spaces.

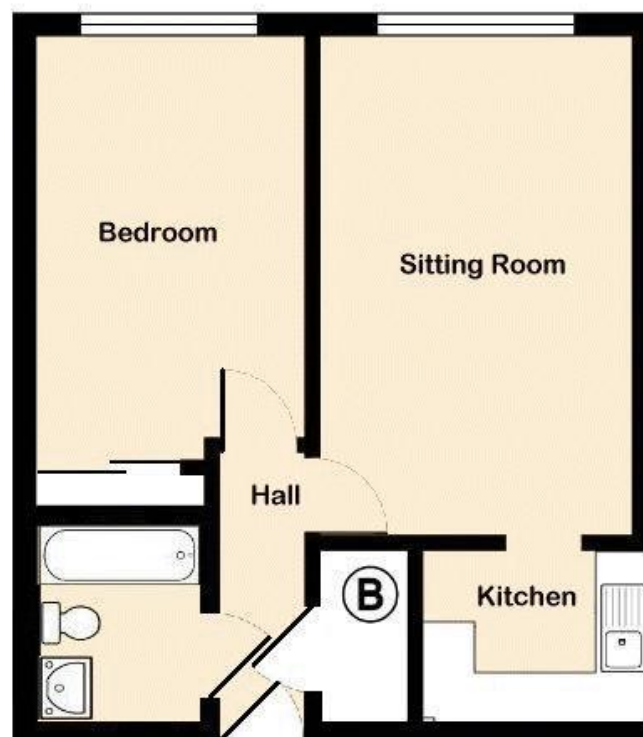
Services We understand Mains Water, Drainage & Electricity are connected to the property.

Tenure Leasehold with vacant possession.

Lease We are advised the property is held on a 99 year lease which commenced in 1985 and is subject to an annually reviewable maintenance charge, we are advised the amount payable for the half-year period ending 31st August 2025 is £2695.16. This covers the upkeep and maintenance of communal areas, provision of the House Managers, metered Water supply and also includes Buildings Insurance.

Ground Rent We are advised the Ground Rent is £256.03 for the current half-year period.
Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0953-1212-2104-1016-1104>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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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 17
Homeminster House
Station Road
WARMINSTER
BA12 9BP

Energy rating

B

Valid until:

9 May 2034

Certificate number:

0953-1212-2104-1016-1104

Property type

Mid-floor flat

Total floor area

40 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 B. 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 | 84 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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