

# DAVIS & LATCHAM ESTATE AGENTS

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- Mews-Style Semi Detached House
- Convenient Location
- Fitted Kitchen
- Double Garage
- Gas-fired Central Heating to radiators
- Great First Purchase or Buy-to-Let Investment
- Sitting Room
- 2 Bedrooms & Bathroom
- Enclosed Private Easily Managed Garden
- Sealed Unit Double Glazing



**3 George Street Place, Warminster, Wiltshire, BA12 8SD**

**£240,000**



Enjoying a very convenient Town Centre residential setting close to all amenities is this modern Mews-Style Semi with the added bonus of a Double Garage. Canopy Porch, Hall, Pleasant Sitting Room, Fitted Kitchen, First Floor Landing, Bathroom & 2 Bedrooms, Detached Double Garage & Easily Managed Enclosed Garden, Gas-fired Central Heating to radiators & Partial Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a well planned modern mews-style semi-detached house, first occupied in the late 1990's, which has attractive brick elevations under a tiled roof and benefits from a combination of Upvc and wooden sealed-unit double glazing together with Gas-fired central heating to radiators and has the added bonus of a Double Garage. The comfortable, freshly decorated living accommodation is equally suited for first purchase or retirement but would also make a great buy-to-let investment. Properties of this type are becoming increasingly scarce hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

George Street Place is ideal for someone wishing to live near the town centre in this small mew-style enclave conveniently just moments from the bustling town centre with 3 supermarkets - including a Waitrose store and a nearby Morrisons, together with a host of independent shops. Warminster has a wide range of other amenities which include a theatre and library, clinics and hospital, a beautiful town park and leisure gardens and 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, whilst the town is also well served by 'buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train as are the various Salisbury Plain military bases whilst Bristol, Bournemouth and Southampton Airports are each about an hour by road.

## ACCOMMODATION

Attractive Canopy Porch with front door opening into:

**Entrance Hall** having radiator, thermostat temperature control, useful understair cupboard housing electrical fusegear and staircase rising to First Floor.

**Pleasant Sitting Room** 16' 7" x 10' 9" (5.05m x 3.27m) overlooking the Garden, having recessed spotlighting, radiator, T.V. aerial point, telephone point, laminate flooring and double glazed sliding patio door opening onto Garden Terrace.

**Kitchen** 7' 11" x 7' 1" (2.41m x 2.16m) having postformed worksurfaces and inset colour-keyed single drainer sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, inset Gas Hob with Filter Hood above, built-in Electric Oven, plumbing for washing machine, recess for fridge, recessed spotlighting, Gas-fired Worcester combi-boiler supplying central heating and domestic hot water and door to Garden.

**First Floor** Landing having access hatch to loft space and built-in shelved linen cupboard.

**Bedroom One** 11' 4" x 9' 7" (3.45m x 2.92m) with radiator and T.V. aerial point.

**Bedroom Two** 8' 3" x 7' 9" (2.51m x 2.36m) having radiator.

**Bathroom** with White suite comprising panelled bath with hand shower/mixer taps, pedestal hand basin, low level W.C., complementary ceramic tiling, radiator and recessed spotlighting.

## OUTSIDE

**Detached Double Garage** 15' 9" x 14' 11" (4.80m x 4.54m) having twin electrically operated roller shutter doors, power & light connected and personal rear door into Garden.

## The Garden

Although small the Garden is extremely secluded and enjoys a South-westerly aspect which benefits from the afternoon and evening Summer sun and comprises a paved terrace and a small area of lawn whilst a path leads to the Garage. The whole is nicely sheltered by walling ensuring maximum privacy and a particular feature is its proximity to The Were, the watercourse from which Warminster derives its name.

## Services

We understand Mains Water, Drainage, Electricity and Gas are all connected to the property.

## Tenure

Freehold with vacant possession.

## Rating Band

"B"

## EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/2210-3215-2040-3105-1021>



**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)

3 George Street Place WARMINSTER BA12 8SD	Energy rating	Valid until:	28 May 2034
	<b>C</b>	Certificate number:	2210-3215-2040-3105-1021

Property type	Semi-detached house
Total floor area	55 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60