

DAVIS & LATCHAM ESTATE AGENTS

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- Semi-Detached Bungalow**
- Close to the Town Centre**
- Double Bedroom & Fully-tiled Shower Room**
- Driveway Parking**
- Gas-fired Central Heating to radiators**
- Offering scope for updating**
- Sitting/Dining Room**
- Kitchen**
- Well Stocked Rear Garden**
- Upvc Sealed-Unit Double Glazing**



29 Sambourne Gardens, Warminster, Wiltshire, BA12 8LS

£240,000



Ideally suited for retirement this Semi-Detached Bungalow offers scope for updating and occupies a most convenient location close to the Town Centre. Entrance Hall, Double Bedroom & Fully-tiled Shower Room, Pleasant Sitting/Dining Room, Kitchen, Driveway Parking, Well Stocked Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a modern semi-detached bungalow which has brick elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with Gas-fired central heating to radiators whilst the floor layout has re-configured to provide one large bedroom and a most spacious Sitting/Dining Room. The bungalow has an established terraced Rear Garden which enjoys a good level of privacy. Although in need of some updating this is a bungalow which would be an ideal choice for retirement due to its most convenient location close to all amenities, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Sambourne Gardens is a most convenient residential area with a mix of houses and bungalows, close to the centre of Warminster yet well away from traffic and hence proves popular for retirement. Whilst the bustling town centre is within easy reach and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops whilst other amenities include a theatre and library, clinics and hospital, and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road access 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

Entrance Hall with Upvc double-glazed door, radiator, loft access, thermostat control, cupboard housing Gas-fired Vaillant Combi-boiler supplying heating to radiators and domestic hot water.

Bedroom 13' 11" x 10' 8" (4.24m x 3.25m) having radiator, T.V. aerial point and telephone point.

Fully-tiled Shower Room with White suite comprising corner shower enclosure with Mira controls, pedestal hand basin, low level W.C., radiator and ceramic tiled floor.

Pleasant Sitting/Dining Room 18' 0" x 14' 8" (5.48m x 4.47m) having Electric coal effect fire with wooden surround providing a focal point, T.V. aerial point, telephone point, 2 radiators, French doors & Upvc double glazed door to Rear Garden.

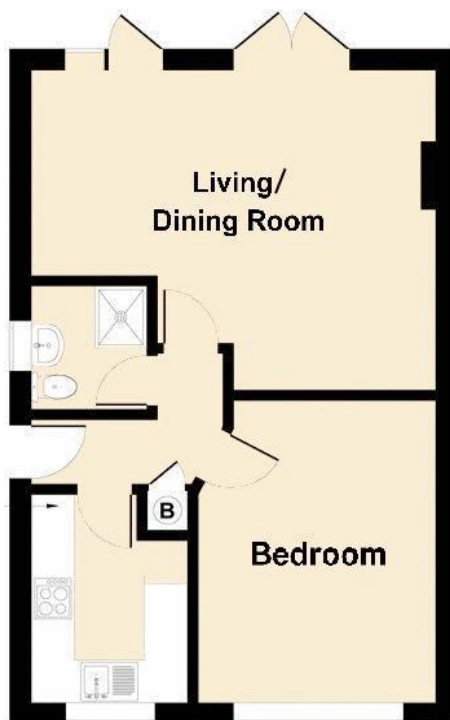
Kitchen 9' 8" x 7' 0" (2.94m x 2.13m) with range of worksurfaces, inset stainless steel sink, ample drawer and cupboard space, complementary tiling, matching part glazed overhead cupboards, slot-in Electric Cooker, Fridge, Dishwasher and Washing Machine.

OUTSIDE

Driveway Parking provides ample off-road parking.

The Gardens The Front Garden is mainly laid to shingle for easy upkeep whilst the established Rear Garden is private and secluded and laid out over 2 levels. The upper tier comprises a terrace, an area of lawn and mature shrubbery including Roses. Steps lead down to a lower level with a Summerhouse, further lawn and Rose bushes. The whole is nicely enclosed by fencing which ensures a good level of privacy.

Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8220-7150-0189-0101-1443



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING By prior appointment through
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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)

29 Sambourne Gardens WARMINSTER BA12 8LS	Energy rating	Valid until:	29 May 2034
	D	Certificate number:	8220-7150-0189-0101-1443

Property type	Semi-detached bungalow
Total floor area	48 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 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		86 B
69-80	C		
55-68	D	65 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