

DAVIS & LATCHAM ESTATE AGENTS

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- Well appointed First Floor Apartment
- Town Centre Retirement Development
- Sitting Room, Newly Fitted Kitchen
- Sealed Unit Double Glazing
- House Manager, Lift serving all floors
- No Onward Chain
- Individual Entrance Hall
- 1 Bedroom, Recently Re-fitted Shower Room
- Electric Economy 7 Heating
- Large Residents' Lounge & Laundry Room



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

£65,000



Available with No associated Sale Chain this well appointed First Floor Apartment occupies a convenient location in a popular Town Centre Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Bedroom, Recently Re-fitted Shower Room, Pleasant Sitting Room, Newly Fitted Kitchen, Sealed Unit Double Glazing & Electric Economy 7 Heating, House Manager, Large Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is conveniently located on the First Floor of Homeminster House, a purpose-built development of apartments planned with the over 55's in mind. The development has well-lit and heated communal hallways, all floors are serviced by a lift and stairways whilst all properties benefit from Double Glazing and Economy 7 Night Store Heating. Homeminster House has state-of-the-art safety & security systems linked to experienced House Managers who are responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours Careline service provides peace of mind when the House Managers are off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Immediately available and with no associated sale chain, this well appointed apartment has the added bonus of a contemporary Shower Room and recently re-fitted Kitchen, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from 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 and eateries. 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 with 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.

Communal Hall having individual front door leading into the apartment.

Private Inner Hall having entryphone/intercom, smoke alarm sensor, built-in shelved store cupboard housing meters and fusegear together with newly installed Ariston Europrisma 2Kw water heater providing domestic hot water.

Pleasant Sitting Room 17' 4" x 10' 7" (5.28m x 3.22m) a light and airy West-facing room with windows overlooking the car park and entrance to the building, having wall light points, T.V. aerial point, night store heater, telephone point, space for a small dining table & chairs and archway leading into Kitchenette.

Recently Refitted Kitchenette 7' 1" x 5' 4" (2.16m x 1.62m) having postformed worksurfaces, inset stainless steel single drainer sink, range of contemporary White units providing drawer & cupboard space, complementary Grey wall tiling, matching overhead cupboards, inset Ceramic Electric Hob with Filter Hood above, built-in Electric Oven, Fridge/Freezer, strip lighting, extractor fan and vinyl flooring.

Bedroom 14' 1" x 8' 8" (4.29m x 2.64m) having night store heater, wall light points and built-in wardrobe cupboard with bi-fold doors.

Recently Refitted Shower Room having contemporary White suite comprising glazed corner shower enclosure with newly installed Mira shower controls, pedestal hand basin, low level W.C., complementary tiling, electric shaver point, extractor fan, vinyl flooring and fan heater.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking Permits must be displayed. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to landscaped borders stocked with ornamental shrubs and ground cover plants, flanking the Visitors' Parking Spaces whilst there are further well-stocked Gardens for residents enjoyment are located adjacent to the Western and Northern flanks of the building.

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

Tenure Leasehold with vacant possession.

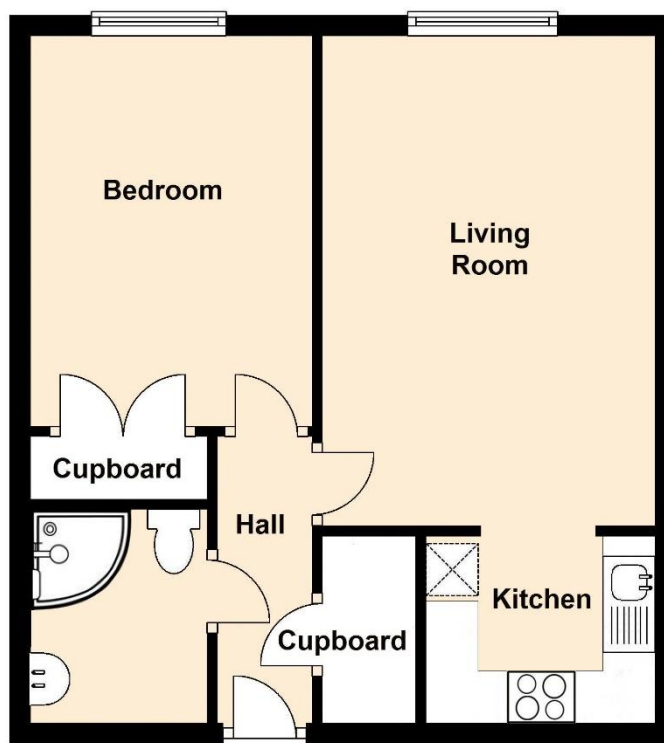
Ground Rent £206.95 for the half-year period 1 September 2024 to 28 February 2025.

Tenure Leasehold with vacant possession.

Lease The property is held on a 125 year lease which commenced in 28 February 1989 subject to an annually reviewable all-in maintenance charge payable in two six-monthly instalments. The charge for the half-year period 1 September 2024 to 28 February 2025 is £2,095.53 which covers maintenance of communal areas, provision of the House Managers, metered Water supply and also includes Buildings Insurance.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2130-4536-8140-1108-2291>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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 61 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating B	Valid until: 11 June 2034
		Certificate number: 2130-4536-8140-1108-2291

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	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