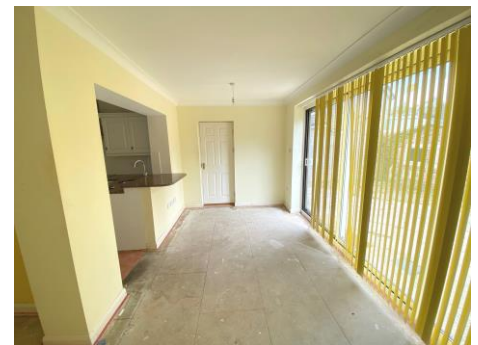


DAVIS & LATCHAM ESTATE AGENTS

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Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
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- Extended modern semi-detached house
- Most convenient location
- Spacious Dining Area, Fitted Kitchen
- Garage & Driveway Parking
- Electric Heating
- In need of some updating
- Cloakroom, Sitting Room
- Fully-tiled Bathroom & 2 Bedrooms
- Easily Managed Courtyard Garden
- Upvc Sealed-unit Double Glazing



Kylemore, 29 Newport, Warminster, Wiltshire, BA12 8RH

£250,000



Now in need of some updating this extended modern semi-detached house occupies a most convenient location just minutes on foot from the town's amenities. Entrance Hall, Cloakroom, Pleasant Sitting Room, Spacious Dining Area, Fitted Kitchen, First Floor Landing, Fully-tiled Bathroom & 2 Bedrooms, Garage & Driveway Parking, Easily Managed Courtyard Garden, Electric Heating & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is an extended modern semi-detached house now in need of some updating which has attractive brick elevations with stone quoins under a tiled roof and benefits from Electric heating together with Upvc Sealed-unit double glazing. Whilst the property has the added bonus of a Garage and Parking, of particular note is the easily run courtyard style Garden which features an attractive Gothic-style outbuilding. Equally suited for retirement or first purchase there is scope to update the accommodation and create a comfortable easily run home in an exclusive town centre setting where properties are seldom for sale hence the Agents strongly advise an early accompanied internal inspection to avoid disappointment.

LOCATION Newport is a small imaginatively planned development of mews-style homes constructed in the late 1980's/early 1990's by highly regarded local builders R Butcher & Son adjacent to Portway House - an impressive former Dower House to the ancestral family of Lord Bath of Longleat fame. This is an excellent choice for someone wishing to live just minutes on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics 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. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance as are the various Salisbury Plain military bases 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 road.

ACCOMMODATION

- Entrance Hall** having night storage heater, understairs cupboard and staircase to First Floor.
- Cloakroom** having low level W.C. and hand basin.
- Pleasant Sitting Room** 18' 10" x 12' 0" max (5.74m x 3.65m) having fireplace with decorative surround and Marble plinth, adjacent book shelving and dresser, T.V. aerial point and sliding patio doors to the rear garden.
- Spacious Dining Area** 16' 7" x 8' 0" (5.05m x 2.44m) with ample space for table and chairs, night storage heater, personal door to Garage, wide patio doors opening into Garden and open plan into Kitchen.
- Fitted Kitchen** 8' 3" x 8' 3" (2.51m x 2.51m) having Granite worksurfaces, integrated stainless steel sink and drainer, range of White providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, built in Electric Oven and Ceramic Hob with stainless steel Filter Hood above and integrated Fridge/Freezer.
- First Floor** Landing having built-in cupboard.
- Bedroom One** 11' 11" x 9' 8" (3.63m x 2.94m) having telephone point, electric panel heater, deep built-in cupboard housing hot water cylinder with immersion heater fitted.
- Bedroom Two** 10' 9" x 8' 10" (3.27m x 2.69m) having electric panel heater.

Fully-tiled Bathroom having White suite comprising Jacuzzi style bath with Thermostatic shower over, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary tiling, recessed spotlighting and ceramic tiled floor.

OUTSIDE

Garage 17' 0" x 9' 7" (5.18m x 2.92m) approached over block paved driveway, with up & over door, power & light connected and personal door.

Off-Road Parking on the driveway in front of the Garage.

The Easily Managed Courtyard Style Garden includes a paved terrace and an attractive and tastefully built Gothic-style outbuilding with brick elevations and stone quoins matching the house. The whole is nicely enclosed by fencing ensuring a good level of privacy.

Services We understand Mains Water, Drainage and Electricity are connected. Gas is available in the road.

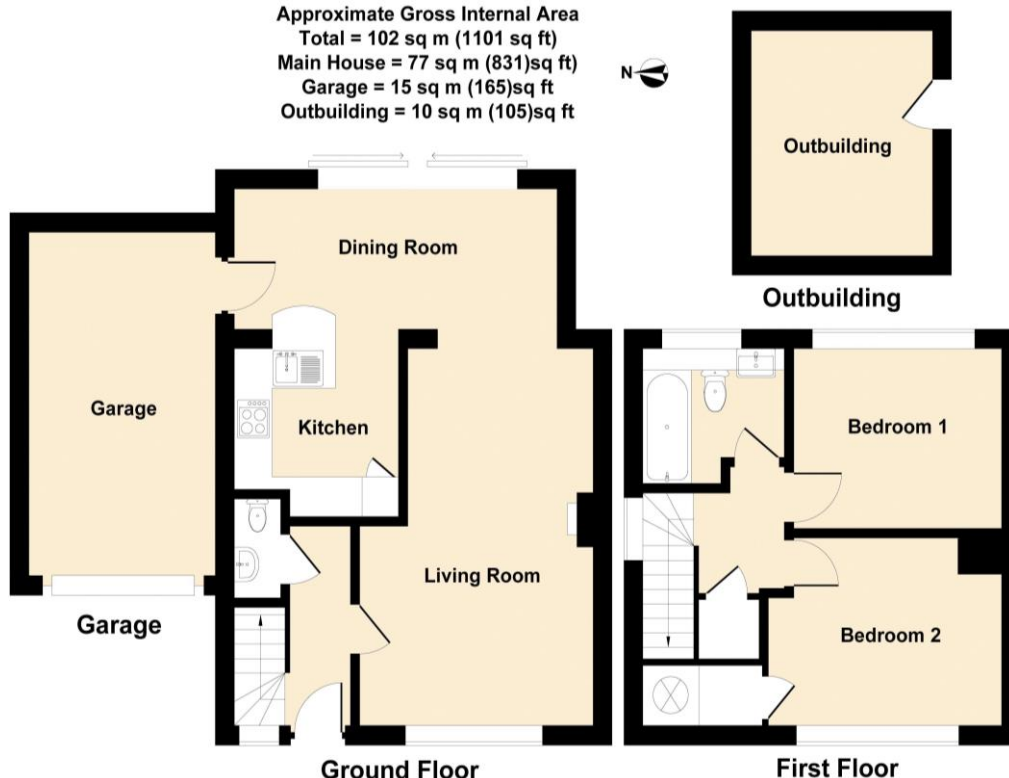
Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9220-0160-0174-6100-1463>



Approximate Gross Internal Area
Total = 102 sq m (1101 sq ft)
Main House = 77 sq m (831)sq ft
Garage = 15 sq m (165)sq ft
Outbuilding = 10 sq m (105)sq ft



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website: www.davislatcham.co.uk
Email: homes@davislatcham.co.uk

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)

29 Newport WARMINSTER BA12 8RH	Energy rating	Valid until:	5 June 2034
	D	Certificate number:	9220-0160-0174-6100-1463

Property type	Semi-detached house
Total floor area	78 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.

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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		