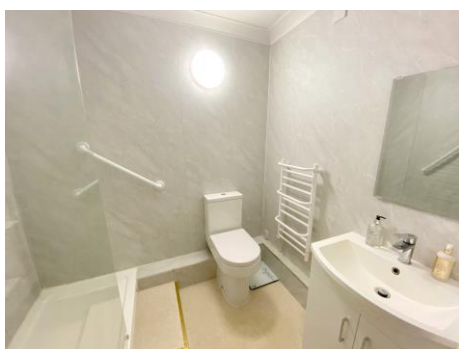


DAVIS & LATCHAM ESTATE AGENTS

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- Well presented First Floor Apartment
- Town Centre Retirement Development
- Sitting Room, Well Equipped Kitchenette
- Sealed-unit Double Glazing
- House Manager, Communal Entrance Hall with Lift
- No Onward Chain
- Individual Entrance Hall
- Double Bedroom, Shower Room
- Economy 7 Night Store Heating
- Residents' Lounge & Laundry Room



**18 Homeminster House, Station Road, Warminster,
Wiltshire, BA12 9BP
£59,000**



Available with no associated sale chain this well presented first floor Apartment is conveniently located in a popular Town Centre Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, Double Bedroom, Shower Room, Pleasant Sitting Room, Well Equipped 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 the House Manager who is 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 Manager is off duty, whilst a guest apartment is also available by arrangement for visiting friends and relatives. Immediately available with no onward sale chain, in the last 5 years this apartment has benefitted from an updated Kitchen and Shower room as well as new wall and floor coverings, 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 and eateries. Other facilities include a theatre & library, hospital & clinics, a nearby railway station 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 having 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.

Double Bedroom 12' 1" x 8' 9" (3.68m x 2.66m) having Dimplex electric heater & controls, built-in wardrobe cupboard with bi-fold doors, hanging rail, shelves and wall light points.

Shower Room having contemporary White suite comprising walk-in shower enclosure with Triton shower controls, glazed splash screen and aqua wall panelling, vanity hand basin with useful cupboard under, low level W.C, extractor fan, electric towel radiator and vinyl flooring.

Light and Airy 19' 7" x 10' 5" (5.96m x 3.17m) South-facing Sitting Room having large picture window overlooking the car park, night store heater, wall light points, telephone point, T.V. aerial point and archway opening into the Kitchenette.

From the Sitting Room an archway leads into:

Well Equipped Kitchenette 7' 2" x 5' 4" (2.18m x 1.62m) having postformed worksurfaces, stainless steel sink, White Shaker-style units comprising drawer and cupboard space, complementary acrylic splashbacks, matching overhead cupboards, built-in Electric Oven, Electric Ceramic Hob, pelmet lighting, space for fridge/freezer, spotlighting and vinyl flooring.

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 28th February 2025 is £1347.67. 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 £227.59 for the current half-year period.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/8351-7924-6220-6362-9992>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

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

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 consent.

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 18 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating	Valid until:	15 April 2029
	B	Certificate number:	8351-7924-6220-6362-9992

Property type	Mid-floor flat
Total floor area	38 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	82 B	85 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