

DAVIS & LATCHAM ESTATE AGENTS

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- Modern attached House
- Cloakroom, Sitting Room
- Conservatory
- Garage & Ample Driveway Parking
- Gas-fired Central Heating to radiators
- Ideal for family occupation or for a downsizer
- Dining Area, Kitchen
- 3 Bedrooms & Bathroom
- Easily Managed Enclosed Garden
- Upvc Sealed Unit Double Glazing



43 Camellia Drive, Warminster, Wiltshire, BA12 7RP

£290,000



Ideal for family occupation or for a downsizer this modern attached House enjoys a pleasant setting in a popular residential area on the Western outskirts of the Town. Entrance Porch, Cloaks, Pleasant Sitting Room, Dining Area, Conservatory, Kitchen, First Floor Landing, 3 Bedrooms & Bathroom, Garage & Ample Driveway Parking and Easily Managed Enclosed Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive modern house, attached on one side to a block of 4 purpose-built homes, which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. This property has the added bonus of a Conservatory and Detached Garage with Ample Driveway Parking. The comfortable living accommodation would be a great choice for a family or someone downsizing, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION nicely tucked away and immediately overlooking extensive open space in Camellia Drive, a popular residential area on the Western fringes of Warminster close to open country yet within easy reach of a Co-op neighbourhood shop providing everyday needs. The area is served by regular buses to the bustling town centre which has excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of independent traders whilst 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 main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

- Entrance Porch** having double glazed front door and opening to Sitting Room and door to:
- Cloaks** with low level W.C., pedestal hand basin with tiled splashback and laminate flooring.
- Pleasant Sitting Room** 14' 7" x 13' 7" (4.44m x 4.14m) into recess having 2 radiators, T.V. aerial point, telephone point and staircase to the First Floor.
- Dining Area** 10' 11" x 7' 3" (3.32m x 2.21m) with ample space for table and chairs, understairs cupboard, laminate flooring and radiator.
- Double Glazed Conservatory** 9' 1" x 6' 5" (2.77m x 1.95m) with power & light connected overlooking the Garden with French doors opening onto the paved terrace.
- Kitchen** 10' 8" x 7' 1" (3.25m x 2.16m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, Kashmir Grey high gloss drawer and cupboard fronted units, complementary tiling and matching overhead cupboards, built-in Electric Double Oven and inset Gas Hob with Filter Hood above, wall mounted Ideal Gas-fired Combi-boiler supplying domestic hot water and heating to radiators throughout, recess and plumbing for washing machine, Bosch Dishwasher, Bosch Fridge/Freezer and vinyl flooring.
- First Floor** Landing having access hatch to loft with ladder and airing cupboard with radiator.
- Bedroom One** 11' 5" x 8' 4" (3.48m x 2.54m) having T.V. aerial point, telephone point, radiator and built-in wardrobes.
- Bedroom Two** 10' 9" x 7' 1" (3.27m x 2.16m) with T.V. aerial point and radiator.

Bedroom Three 7' 3" x 6' 6" (2.21m x 1.98m) with radiator.

Bathroom having Grey coloured suite comprising panelled bath with Triton shower controls, pedestal hand basin, low level W.C., complementary wall tiling, shaver/light fitting, radiator, extractor fan and laminate flooring.

OUTSIDE

Detached Garage 17' 0" x 8' 3" (5.18m x 2.51m) approached via tarmac driveway providing ample off-road parking, having up & over door, power & light connected and personal door to the Rear Garden.

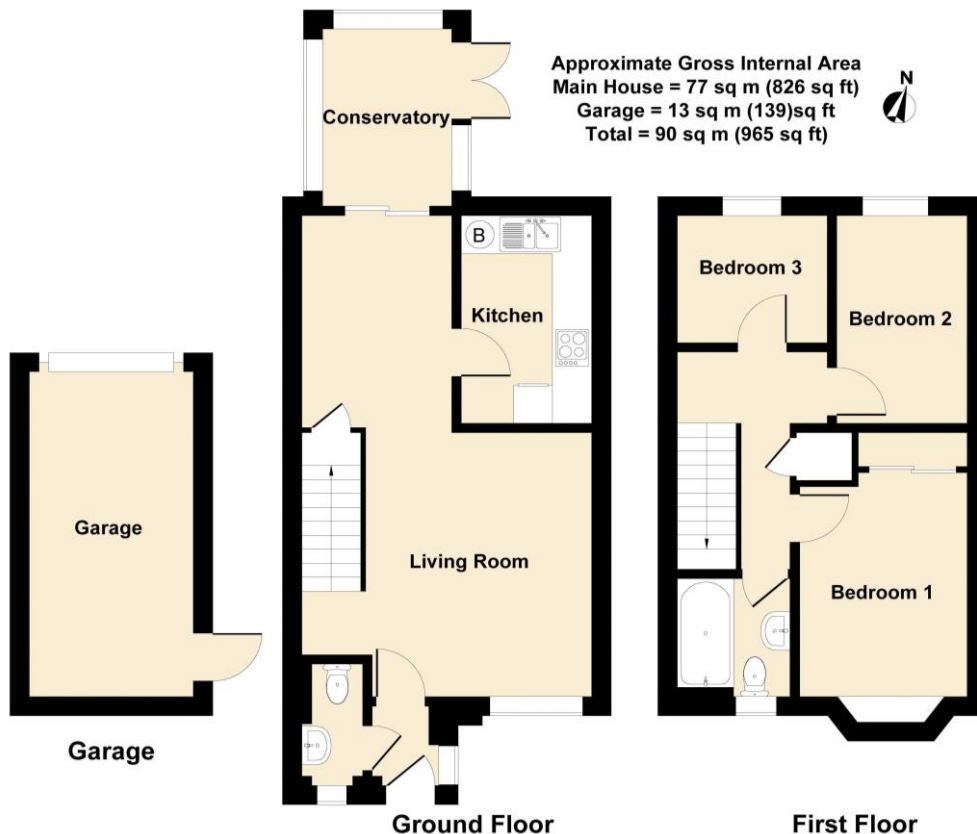
Attractive Easily Managed Garden The Front Garden is laid to a lawn. The rear garden includes a paved terrace, an area of lawn with mature shrubbery, Rose bushes and a Fig tree. The whole is enclosed by fencing and a wall.

Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0262-1212-8604-9400-1500>



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)

43 Camellia Drive WARMINSTER BA12 7RP	Energy rating	Valid until:	23 June 2034
	C	Certificate number:	0262-1212-8604-9400-1500

Property type	End-terrace house
Total floor area	67 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.

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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		