

DAVIS & LATCHAM ESTATE AGENTS

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- Mature Semi Detached House
- Ideal for family occupation
- Sitting Room, Dining Room
- Fully-tiled Bathroom and 3 Bedrooms
- Gas-fired Central Heating to radiators
- In need of updating
- No Onward Chain
- Kitchen, Cloakroom
- Garage and Established Corner Plot Gardens
- Upvc Sealed Unit Double Glazing



38 Sambourne Road, Warminster, Wiltshire, BA12 8LG

£275,000



In need of updating and ideal for family occupation this spacious mature Semi Detached House is within walking distance of Primary Schooling and the Town Centre. Entrance Porch, Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, First Floor Landing, Fully-tiled Bathroom and 3 Bedrooms, Garage and Established Corner Plot Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a mature semi-detached house, originally built in circa 1920's for the Local Authority, which has colourwashed rendered elevations under a tiled roof and benefits from Upvc sealed unit double glazing together with Gas-fired central heating to radiators. Although in need of general updating this would be a great opportunity for a family seeking a spacious home in a popular location, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

occupying a generous plot on the corner of Sambourne Road and West Parade, a popular residential area of Warminster and within a short level walking distance from both Sambourne Primary School and Minster Primary School - both rated Good by Ofsted. A neighbourhood shop serving everyday needs is located in West Parade 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 traders 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	having double glazed front door, heating controls, radiator and staircase to First Floor.
Sitting Room	15' 3" x 11' 10" (4.64m x 3.60m) having attractive fireplace housing coal-effect Gas fire creating a focal point, T.V. aerial point, radiator and door to Kitchen.
Dining Room	11' 9" x 10' 0" (3.58m x 3.05m) enjoying dual aspects having fireplace - not in use, radiator, telephone point and ample space for dining table & chairs.
Kitchen	11' 10" x 8' 3" (3.60m x 2.51m) having range of worksurfaces, stainless steel sink, drawer and cupboard space, complementary tiling and matching overhead cupboards, Cannon Gas Range with Filter Hood above, plumbing for dishwasher, tiled flooring and door to Lobby.
Lobby	with Storeroom and Cloakroom having low level W.C. and corner hand basin.
First Floor Landing	
Bedroom One	11' 11" x 9' 7" (3.63m x 2.92m) having radiator, mirror-fronted wardrobes, telephone point and further cupboard.
Bedroom Two	9' 6" x 8' 8" (2.89m x 2.64m) having radiator, wardrobe cupboard, shelving and further cupboard.
Bedroom Three	9' 7" plus recess x 8' 5" (2.92m x 2.56m) having radiator.

Fully Tiled Bathroom having White suite comprising shower bath with Triton shower controls and curved splash screen, pedestal basin, low level W.C., complementary tiling and towel radiator.

OUTSIDE

Boiler Room/Utility having sink unit, space for tumble dryer, plumbing for washing machine and Gas-fired Potterton combi-boiler supplying central heating and domestic hot water.

Detached Garage approached via driveway off West Parade providing off road parking.

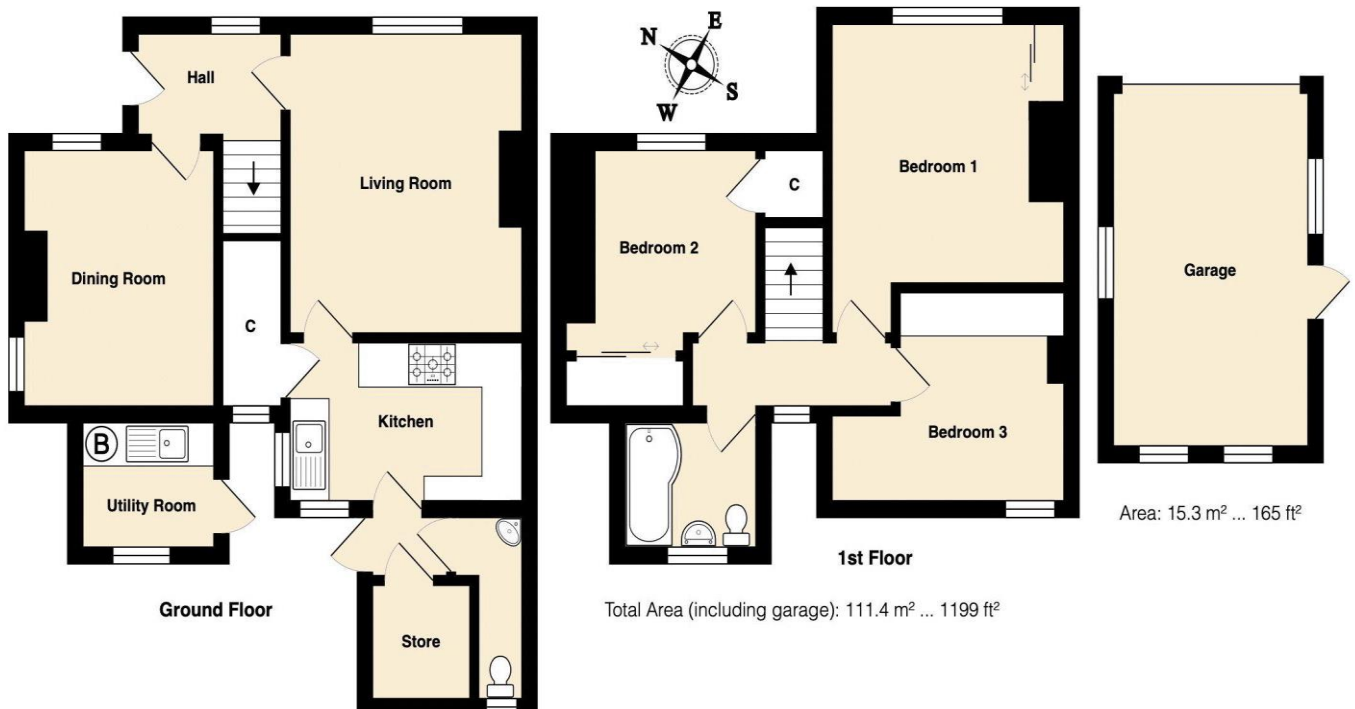
The Gardens The property occupies a generous corner plot with a path to the front door flanked by lawn screened by mature hedging whilst a handgate leads into the Rear Garden which includes paved terrace and an area of decking beyond which is a sizeable area offering scope to become a feature whilst the whole is nicely enclosed by fencing and hedging.

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.service.gov.uk/energy-certificate/0029-1212-1604-0119-1600>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

38 Sambourne Road WARMINSTER BA12 8LG	Energy rating E	Valid until: 8 February 2034 <hr/> Certificate number: 0029-1212-1604-0119-1600
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Property type	Semi-detached house
Total floor area	87 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 E. It has the potential to be C.

[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		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		