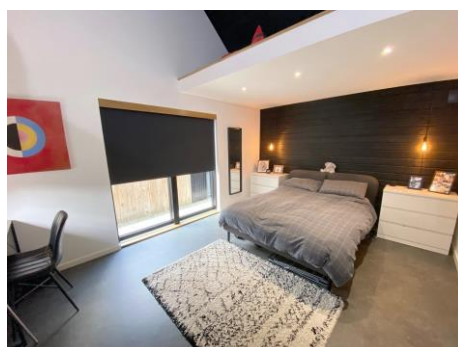
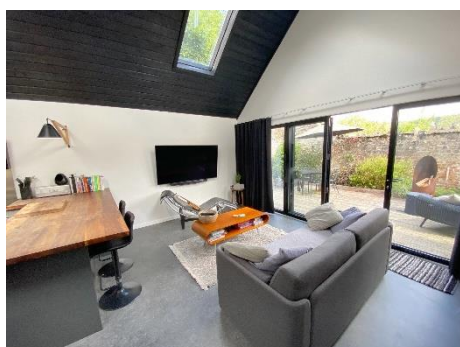


DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
 Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
 homes@davislatcham.co.uk



- Unique Detached contemporary home
- Well Appointed Open-Plan Kitchen/Living Room
- Fully-tiled Shower Room
- Gas-fired Underfloor Heating
- Tucked away just off the Town Centre
- Dual Aspect Double Bedroom
- Delightful Private Enclosed Courtyard Garden
- Upvc Sealed Unit Double Glazing



**Old Glove Factory, North Row, Warminster,
 Wiltshire, BA12 9AD**

Offers in Excess of £235,000



An opportunity to purchase a unique Detached contemporary home which is nicely tucked away just off the Town Centre. Entrance Hall, Dual Aspect Double Bedroom, Fully-tiled Shower Room, Well Appointed Open-Plan Kitchen/Living Room, Delightful Private Enclosed Courtyard Garden, Gas-fired Underfloor Heating & Thermally Broken Aluminium Windows & Doors.

Accommodation

THE PROPERTY is a contemporary individual detached home which occupies the site of a former glove factory. The unique design features Structural Insulated Panels (SIPS) - a high performance building system where each panel consists of insulation sandwiched between structural facings whilst the exterior of the building is clad with powder coated profiled steel. The well-appointed open-plan living accommodation benefits from underfloor heating served via a Gas-fired combi-boiler together with thermally broken Aluminium windows & doors and features vaulted ceilings which create a feeling of space. There is a delightful private Courtyard-style Garden. A very rare opportunity to acquire a highly individual modern town centre home which might suit young professionals hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

North Row is part of the town centre Conservation Area and an oasis of peace and quiet in the heart of Warminster, approached at one end via The Avenue and leading at the other onto the High Street. There is a certain kudos associated with North Row and undoubtedly one of its key attractions is its central location and this is reflected by the fact that properties are seldom for sale here. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and eateries. Warminster enjoys a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful park and leisure gardens and a railway station. Rail users enjoy regular rail services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The town is also well served by 'buses whilst other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train and Bournemouth, Bristol and Southampton Airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having fully glazed front door, heating thermostat, cloaks cupboard, further cupboard with electrical fusegear, mezzanine storage area and vinyl flooring.

Dual Aspect Double Bedroom 16' 0" x 11' 8" (4.87m x 3.55m) a delightful room with a vaulted ceiling incorporating a large mezzanine storage area, decorative blackwood cladding, built-in hanging rails and drawers, heating thermostat, recessed spotlighting, sliding door and vinyl flooring.

Fully-tiled Shower Room having glazed shower enclosure with thermostatic shower controls including rain head, hand basin with cupboard under, low level W.C. with concealed cistern, heated towel rail, recessed spotlighting, wall-mounted Alpha Gas-fired boiler supplying domestic hot water and underfloor heating, recess with plumbing for washing machine, further storage and complementary wall and floor tiling.

Open Plan Kitchen/Dining/Living Room 18' 7" x 16' 1" (5.66m x 4.90m) overall, a large light and airy room with vaulted ceiling. The Kitchen Area has solid wood worksurfaces with inset 1½ bowl stainless steel sink and drainer, contemporary Matt Grey units including ample drawer and cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Double Oven and Induction Hob with Filter Hood above, breakfast bar, integrated Dishwasher and Fridge and two opening roof windows ensuring natural light. Dining Area having built-in bench seat and space for breakfast table and chairs, Living Area having cupboard concealing T.V. & telephone connections, two roof windows and bi-fold doors opening onto the decked Garden Terrace.

OUTSIDE

North Row is approached from the High Street at one end and The Avenue at the other, a little-used narrow town centre thoroughfare.

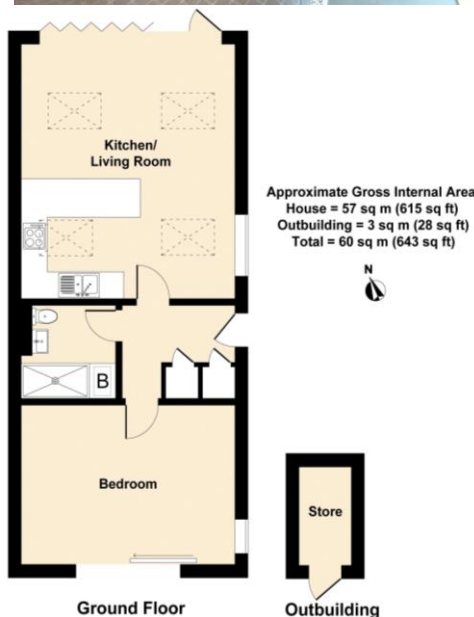
Private Enclosed Courtyard Garden A gated path leads to the front door and on to the private Courtyard Garden which includes paving and a decked seating area with space for a table & chairs for barbecues and alfresco dining whilst the borders are well-stocked with ornamental shrubs and plants and the whole is enclosed by fencing and old stone walling creating a delightful private setting. Adjacent to the front of the property is a Store with power & light connected.

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/8904-2906-8932-1427-9403>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

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

Old Glove Factory North Row WARMINSTER BA12 9AD	Energy rating C	Valid until: 19 April 2030
		Certificate number: 8904-2906-8932-1427-9403

Property type	Detached bungalow
Total floor area	56 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 A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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