

# DAVIS & LATCHAM ESTATE AGENTS

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- Family Home • Beautifully presented
- Quiet Location • Cloakroom, Dual Aspect Sitting Room
- Light & Airy Kitchen/Diner, Utility Room • Bathroom & 4 Bedrooms - 1 with En-suite
- Garage & Parking • Delightful Private Enclosed Rear Garden
- Gas-fired Central Heating to radiators • Upvc Sealed Unit Double Glazing



**4 Southdown Way, Warminster, Wiltshire, BA12 8FP**

**£355,000**



A beautifully presented and well appointed family home quietly located in this popular edge of Town residential area. Canopy Porch, Entrance Hall, Cloakroom, Pleasant Dual Aspect Sitting Room, Light & Airy Kitchen/Diner, Utility Room, First Floor Landing, Bathroom & 4 Bedrooms - 1 with En-suite Shower Room, Garage & Parking, Delightful Private Enclosed Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a well-appointed family house, built by Charles Church in 2012, which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. This beautifully presented light & airy property boasts comfortable well equipped Kitchen/Diner together with a dual aspect Sitting Room. This would be a great choice for a young family seeking a modern easily run home in a quiet residential area of the town hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Southdown Way is a popular residential road on the Western outskirts of the town not far from open country and many unspoilt rural walks whilst closeby is a large area of public open space which includes a children's play area. Within easy reach is a Co-op convenience store serving everyday needs whilst the bustling town centre, just under a mile, boasts 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, hospital and clinics and railway station. Rail users enjoy regular services to Salisbury, then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the area is served by a good local roads network allowing swift access by car throughout the region. Bristol, Bournemouth and Southampton airports are just over an hour's drive.

## ACCOMMODATION

- Canopy Porch** having Upvc double glazed front door opening into:
- Entrance Hall** having radiator, laminate flooring, telephone point, understairs cupboard and staircase to the First Floor.
- Cloakroom** having White suite comprising low level W.C., pedestal hand basin, tiled flooring, extractor fan, radiator and electrical fusegear.
- Pleasant Dual Aspect Sitting Room 21' 3" x 11' 6" (6.47m x 3.50m)** a delightful room having coal effect electric fire creating a focal point, 2 radiators, laminate flooring, telephone point, T.V. aerial point, and double french doors opening onto paved Garden Terrace.
- Well Appointed Kitchen/Diner 21' 3" x 8' 3" (6.47m x 2.51m)** having postformed worksurfaces, 1½ bowl stainless steel sink, range of contemporary White units including ample drawer & cupboard space, matching overhead cupboards, built-in Electric Oven and Gas Hob with Filter Hood above and stainless steel splashback, plumbing for Dishwasher, integrated Fridge/ Freezer, laminate flooring, 2 radiators, ample space for breakfast table & chairs and door into Utility Room.
- Utility Room** having worksurface with stainless steel sink, plumbing for washing machine, cupboard concealing Gas-fired Ideal boiler supplying central heating and domestic hot water and door to Garden.
- First Floor** Landing having access hatch to loft and built in linen cupboard housing pressurised hot water cylinder with immersion heater fitted.

**Bedroom One** 11' 10" x 11' 7" (3.60m x 3.53m) having recess for wardrobes, radiator, telephone point and door into En Suite Shower Room.

**En-Suite Shower Room** having White suite comprising shower enclosure with thermostatic controls and bi-fold splash door, pedestal hand basin, low level W.C., complementary tiling, electric shaver point, extractor fan and radiator.

**Bedroom Two** 12' 0" x 8' 6" (3.65m x 2.59m) having radiator.

**Bedroom Three** 9' 1" x 8' 3" (2.77m x 2.51m) having radiator.

**Bedroom Four** 8' 11" x 8' 6" (2.72m x 2.59m) having radiator.

**Family Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, integrated vanity hand basin and low level W.C. with concealed cistern, complementary wall tiling, electric shaver point, extractor fan, recessed spotlighting and radiator.

## OUTSIDE

**Single Garage** 16' 3" x 8' 8" (4.95m x 2.64m) the centre of a coachouse block in the adjacent close where there is also a designated Parking Space.

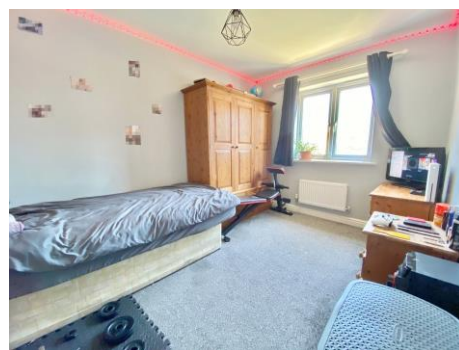
**The Garden** Flanking a path to the front door are areas of lawn with colourful borders whilst a gated side path leads into the Rear Garden which is largely laid to decorative gravel and paving, offering scope for the colourful display of seasonally planted tubs and planters, together with a water feature and an outside tap and the whole is nicely enclosed by fencing.

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

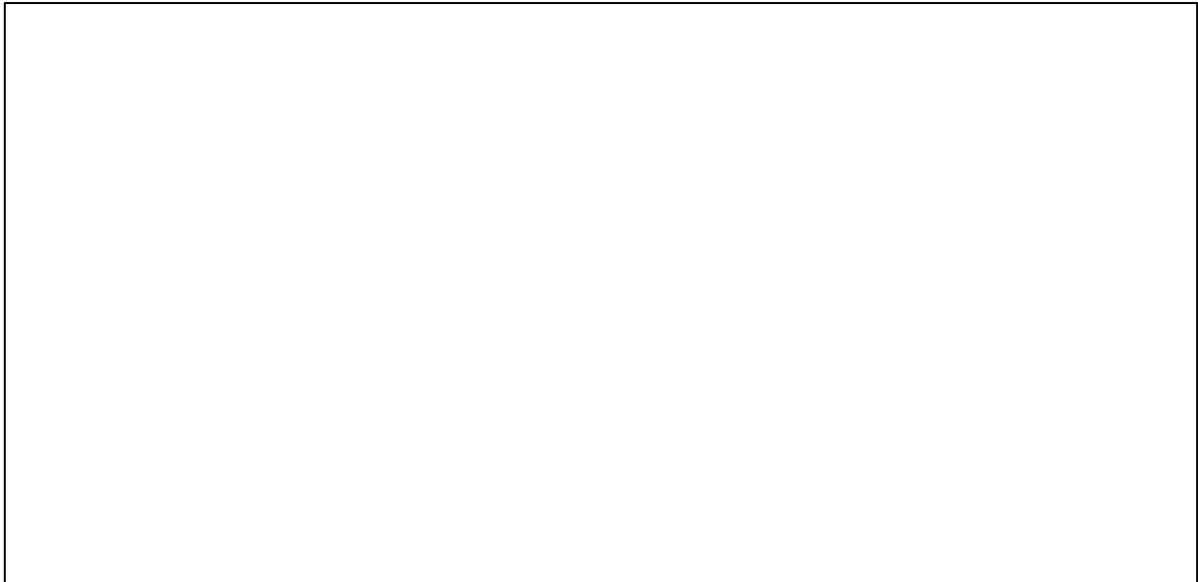
**Tenure** Freehold with vacant possession.

**Rating Band** "D"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/5500-3993-1722-9499-0823>







**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)

4 Southdown Way WARMINSTER BA12 8FP	Energy rating	Valid until: <b>14 August 2032</b>
	<b>C</b>	Certificate number: <b>5500-3993-1722-9499-0823</b>

Property type: Semi-detached house

Total floor area: 109 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	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