

# 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



- Affordable family home
- Popular Wylde Valley Village
- Sitting Room
- Spacious Kitchen/Diner
- Bathroom & 2 Double Bedrooms
- Easily Managed Front & Rear Gardens
- Points for Electric Heating
- Sealed Unit Double Glazing



**10 Westlands, Heytesbury, Warminster, Wiltshire, BA12 0EY**

**£260,000**



This is a rare opportunity to purchase an affordable family home in this very popular Wylde Valley Village. Entrance Hall, Pleasant Sitting Room, Spacious Kitchen/Diner, First Floor Landing, Bathroom & 2 Double Bedrooms, Easily Managed Front & Rear Gardens, Points for Electric Heating & Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a semi-detached family house with brick elevations under a tiled roof originally built for the Local Authority but like many is now in private ownership. The comfortable living accommodation benefits from Upvc sealed unit double glazing and although there is no heating system as such the owners had been considering installing Electric heating which is readily available. The property boasts a sunny South-facing Rear Garden making this a great choice for someone searching for their first home. This is a rare opportunity to purchase an affordable family home in a particularly popular Wylde Valley village and as properties of this type are currently extremely scarce the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Westlands is approached off the Western end of the High Street in the historic village of Heytesbury with the nearby Grade I listed 12th century St Peter's & St Paul's Collegiate Church, a village Post Office/Stores and Red Lion Inn whilst the nearby village school is rated Good by Ofsted. The village is also famed for its association with First World War writer and poet Siegfried Sassoon who made Heytesbury House his home until his death in 1967. The River Wylde flows to the South of the village and the unspoilt surrounding countryside offers many scenic rural walks. The nearby town of Warminster has a bustling town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and eateries. A wide range of other amenities include a theatre and library, hospital and clinics, and 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. Other main centres in the area include Frome, Westbury, Trowbridge, Bath and Salisbury and are all within a 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 & Southampton airports are each just over an hour by car.

## ACCOMMODATION

**Entrance Hall** having double glazed front door, understairs recess, electric panel heater and staircase to the First Floor.

**Pleasant Sitting Room** 12' 3" x 9' 11" (3.73m x 3.02m) a cosy room with chimney breast – the fireplace is not at present in use, T.V. aerial point, dado rail and wall panelling.

**Spacious Kitchen/Diner** 15' 10" x 9' 6" (4.82m x 2.89m) having postformed worksurfaces, 1½ bowl stainless steel sink, bespoke units providing ample drawer & cupboard space, matching overhead cupboards, inset Ceramic Electric Hob and built-in Electric Oven, recess for fridge/ freezer, plumbing for dishwasher and washing machine, built-in pantry, ample space for breakfast table & chairs, tiled flooring and door to Rear Garden.

**First Floor Landing** having access hatch with ladder to loft and linen cupboard housing hot water cylinder with immersion heater fitted.

**Bedroom One** 15' 9" x 9' 5" (4.80m x 2.87m)

**Bedroom Two** 10' 1" x 9' 5" (3.07m x 2.87m) having built-in cupboard.

**Fully Tiled Bathroom** having White suite comprising panelled bath with Triton shower above, pedestal hand basin, low level W.C., complementary tiling and recessed lighting.

**OUTSIDE**

**Parking** is in the street on a First-Come/First-Served basis.

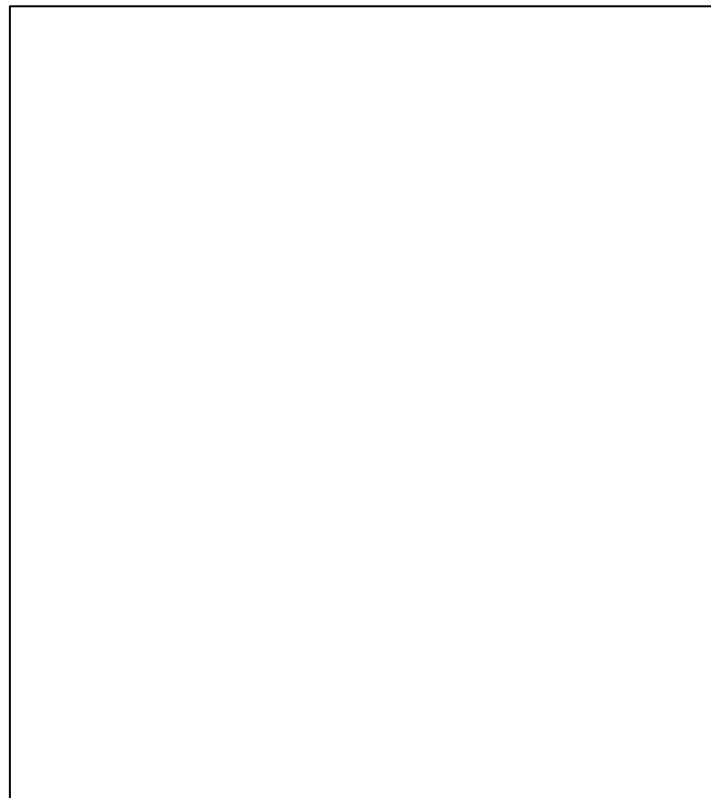
**The Easily Maintained Front & Rear Gardens** To the front, set behind fencing, is an area of grass and gravel whilst a path leads to the front door and another leads to the Rear Garden. The rear of the property enjoys a sunny Southerly aspect and includes an outside tap, a sizeable Garden Store, a gravelled terrace for barbecues and a large area laid to artificial grass all nicely enclosed by fencing and hedging.

**Services** We understand Mains Water and Electricity are connected whilst Drainage is to a Communal sewage system operated by Selwood Housing to whom a standing charge is payable. We are advised this is currently £78.00 per calendar month.

**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2649-3024-9202-8227-3204>



**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](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto: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)

10 Westlands Heytesbury WARMINSTER BA12 0EY	Energy rating <b>F</b>	Valid until: <b>24 February 2033</b>
		Certificate number: <b>2649-3024-9202-8227-3204</b>

Property type: Semi-detached house

Total floor area: 67 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 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