

# DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully Presented Detached House
- On the popular Tascroft Rise Development
- Well Equipped Kitchen/Dining Room, Utility Room
- Double Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Tucked away in a quiet Cul-De-Sac
- Cloakroom, Study, Sitting Room
- Family Bathroom, 4 Bedrooms - 1 with En-Suite
- Attractive Garden
- Upvc Sealed-unit Double Glazing



**5 Kyte Close, Warminster, Wiltshire, BA12 8GE**

**£487,500**



A spacious and beautifully presented Detached family House nicely tucked away in a quiet cul-de-sac on the popular Tascroft Rise development on the Western outskirts of the Town. Canopy Porch, Entrance Hall, Cloakroom, Study, Pleasant Sitting Room, Spacious Well Equipped Kitchen/Dining Room, Utility Room, First Floor Landing, Family Bathroom, 4 Bedrooms - 1 with En-Suite Shower, Double Garage & Driveway Parking and Attractive Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious well presented detached family home built by Redrow Homes as part of their Heritage range of house styles which has attractive tile hung bay-fronted brick elevations under a tiled roof and benefits from dual zone Gas-fired central heating to radiators and Upvc sealed-unit double glazing with large windows allowing natural light to flood in. This is a comfortable and well-appointed home which will be sold with the balance of a 10 year NHBC warranty and would be a great choice for a family seeking a well-proportioned contemporary light & airy home, hence the Agents strongly recommend an early accompanied inspection in order to avoid disappointment.

**LOCATION** Kyte Close is on the Western outskirts of Warminster forming part of the popular Tascroft Rise development, not far from the unspoilt woodlands of the Longleat Estate making this an ideal spot for keen walkers and cyclists alike. Nearby is a small parade of neighbourhood shops including a recently refurbished Tesco Express providing everyday needs whilst the bustling town centre is just over a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops. 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, Trowbridge, Frome, Bath and Salisbury 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 and Southampton airports are each just over an hour by road.

## ACCOMMODATION

- Porch** having courtesy light and double glazed front door leading into:
- Entrance Hall** having radiator, heating controls and staircase to First Floor.
- Cloakroom** having White suite comprising low level W.C., hand basin, recessed spotlighting, radiator and extractor fan.
- Study** 9' 7" into bay x 7' 11" (2.92m x 2.41m) having fitted shutters, radiator and an excellent range of fitted desking including cupboards, drawers and shelving.
- Light & Airy Sitting Room** 16' 3" x 14' 5" (4.95m x 4.39m) a delightful room having radiator, T.V. aerial point, double french doors opening onto terrace flanked by full height windows allowing natural light to flood in whilst double doors lead into Kitchen/Diner.
- Spacious Well Appointed Kitchen/Diner** 23' 9" x 15' 0" (7.23m x 4.57m) x 23' 9" x 9' 8" (7.23m x 2.94m) with extensive quartz worksurfaces, inset 1½ bowl stainless steel sink, contemporary White high gloss units and contrasting grained effect cupboards providing ample drawer and cupboard space complementary tiling and matching part-glazed overhead cupboards, high-end integrated AEG appliances including Gas Hob with matching Stainless Steel Filter Hood above, twin built-in Electric Ovens, Dishwasher and Fridge/Freezer, recessed lighting.

Dining Area with recessed bookshelving, ample space for a large dining table & chairs, radiator, deep understairs cupboard housing broadband terminal and router, whilst double french doors open out onto a terrace and are flanked by full height windows allowing natural light to flood in.

From the Kitchen a door leads into:

Utility Room	7' 9" x 5' 5" (2.36m x 1.65m) having quartz surface with inset stainless steel sink, White high gloss units and overhead cupboards, space for undercounter fridge, cupboard housing RO Water Purifier, recessed lighting, radiator, cloaks space, heating controls and door to Garden.
First Floor Landing	having radiator, built-in shelved cupboard housing pressurised hot water cylinder with immersion heater fitted, and access hatch to roof space.
Bedroom One	12' 0" x 11' 4" (3.65m x 3.45m) into bay window with fitted shutters, having built-in wardrobe cupboards, radiator, T.V. aerial point and door into En Suite Shower Room.
En-Suite Shower Room	with contemporary White suite comprising tiled shower enclosure with thermostatic shower controls and bi-fold splash door, hand basin, low level W.C., electric shaver point, illuminated cabinet, extractor fan, towel radiator and recessed lighting.
Bedroom Two	12' 11" x 11' 7" (3.93m x 3.53m) having radiator and T.V. aerial point.
Bedroom Three	10' 5" x 9' 4" (3.17m x 2.84m) having radiator.
Bedroom Four	10' 0" x 9' 7" (3.05m x 2.92m) having radiator.
Family Bathroom	with contemporary White suite comprising panelled bath with thermostatic shower over and glazed splash screen, complementary tiling and glazed splash screen, hand basin, low level W.C., electric shaver point, illuminated cabinet, extractor fan, towel radiator and recessed lighting.

## OUTSIDE

Double Garage	16' 5" x 16' 3" (5.00m x 4.95m) approached via a driveway providing double width off-road parking having remotely operated up & over door, power & light connected, recessed lighting, underfloor heating, electrical fusegear, cupboard housing Ideal Gas-fired boiler supplying central heating to radiators and domestic hot water, worksurface with plumbing for washing machine, hatch to part boarded loft space whilst in one corner is a Sauna.
The Garden	is mainly to the rear of the property. To the front is a shallow border with woodchip for low maintenance. The Rear Garden includes a raised paved terrace with railings and steps down to a sizeable area of decking flanked by raised borders and stocked with ornamental shrubs. Beyond is an area of lawn flanked by borders stocked with seasonal plants and bamboo planters which can remain if require, all nicely enclosed by fencing and trellis.
Services	We understand Mains Water, Drainage, Gas & Electricity is connected to the property.
Tenure	Freehold with vacant possession.
Service Charge	There is an annually reviewable Service Charge currently £156 relating to maintenance of the communal areas.
Rating Band	"E"
EPC URL	<a href="https://find-energy-certificate.service.gov.uk/energy-certificate/8418-7238-5080-8516-0906">https://find-energy-certificate.service.gov.uk/energy-certificate/8418-7238-5080-8516-0906</a>

**NOTE:** A personal interest is declared in accordance with the 1979 Estate Agents Act.



**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

**VIEWING**

By prior appointment through  
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**PLEASE NOTE**

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## Energy performance certificate (EPC)

5 Kyte Close WARMINSTER BA12 8GE	Energy rating	Valid until:	5 August 2028
	<b>B</b>	Certificate number:	8418-7238-5080-8516-0906

Property type	Detached house
Total floor area	135 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 B. It has the potential to be A.

[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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		