

# DAVIS & LATCHAM ESTATE AGENTS

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- Recently refurbished Detached Bungalow
- Sitting Room
- 2 Double Bedrooms
- Garage & Driveway Parking
- Newly Installed Gas-fired Central Heating
- Good-sized corner plot
- Re-fitted Kitchen
- Re-fitted Bathroom
- Easily Managed Mature Level Corner Plot Gardens
- Upvc Sealed Unit Double Glazing



**23 Damask Way, Warminster, Wiltshire, BA12 9PX**

**£310,000**



This recently refurbished Detached Bungalow occupies a good-sized corner plot in a peaceful residential area of Town popular for retirement and close to the Warminster Park. Entrance Hall, 2 Double Bedrooms, Re-fitted Bathroom, Pleasant Sitting Room, Re-fitted Kitchen, Garage & Driveway Parking, Easily Managed Mature Level Corner Plot Gardens, Newly Installed Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is an extensively refurbished detached bungalow which has brick elevations with decorative cladding under a tiled roof and features sealed-unit double glazing together with a new Gas-fired central heating system whilst the electrics have been also been upgraded. Amongst the work recently carried out besides the new heating system, is a refitted Kitchen and new Bathroom whilst the bungalow has also recently been the subject of remedial work to resolve some historic settlement cracks within the internal non-load bearing partition walls for which a 20 year warranty is held and will be passed on to a new owner. This is a great opportunity for someone to acquire a bungalow in a peaceful residential area of the town, popular for retirement, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** occupying a generous corner plot in Damask Way, a popular residential area approached off Upper Marsh Road on the Southern side of the town, just a short distance from the beautifully tended Warminster Park together with the Smallbrook Meadows Local Nature Reserve and adjoining open countryside. Yet the bustling town centre is within easy reach with its excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre & library, hospital & clinics, and 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. Other main centres in the area including Frome, Trowbridge, Westbury, Bath and Salisbury all within comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bristol Bournemouth and Southampton airports are each just over an hour by road.

## ACCOMMODATION

**Entrance Hall** having double glazed front door, laminate flooring, radiator, built-in shelved cupboard, further built-in cupboard housing newly installed electrical fusegear and access hatch to loft where the newly installed Gas-fired ATAG boiler is located supplying central heating and domestic hot water.

**Bedroom One** 13' 9" x 12' 0" (4.19m x 3.65m) having radiator.

**Bedroom Two** 10' 8" x 10' 7" (3.25m x 3.22m) having radiator.

**Re-fitted Bathroom** having contemporary White suite comprising panelled bath with Mira shower above, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary tiling, vinyl flooring and towel radiator.

**Pleasant Sitting/Dining Room** 18' 7" x 11' 11" (5.66m x 3.63m) having laminate flooring, 2 radiators, wall light points and T.V. aerial point.

**Re-fitted Kitchen** 10' 7" x 7' 6" (3.22m x 2.28m) having extensive worksurfaces, inset colour-keyed sink, drawer & cupboard space, complementary tiling, matching overhead cupboards, inset Gas Hob, built-in Electric Oven, plumbing for washing machine, integrated Fridge/Freezer, tiled flooring and double glazed door to Garden.

## OUTSIDE

**Garage** 17' 4" x 8' 3" (5.28m x 2.51m) approached via a wide gated driveway providing Off Road Parking, with up & over door, personal door to Garden, power & light connected and new fusegear.

**The Easily Managed Gardens** The attractive corner plot is part laid to lawn with borders stocked with seasonal plants and decorative gravel whilst the remainder has been enclosed by new fencing and a handgate leading into a sizeable private enclosed Rear Garden which includes a paved terrace, an area of lawn, and well stocked borders and decorative gravel.

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

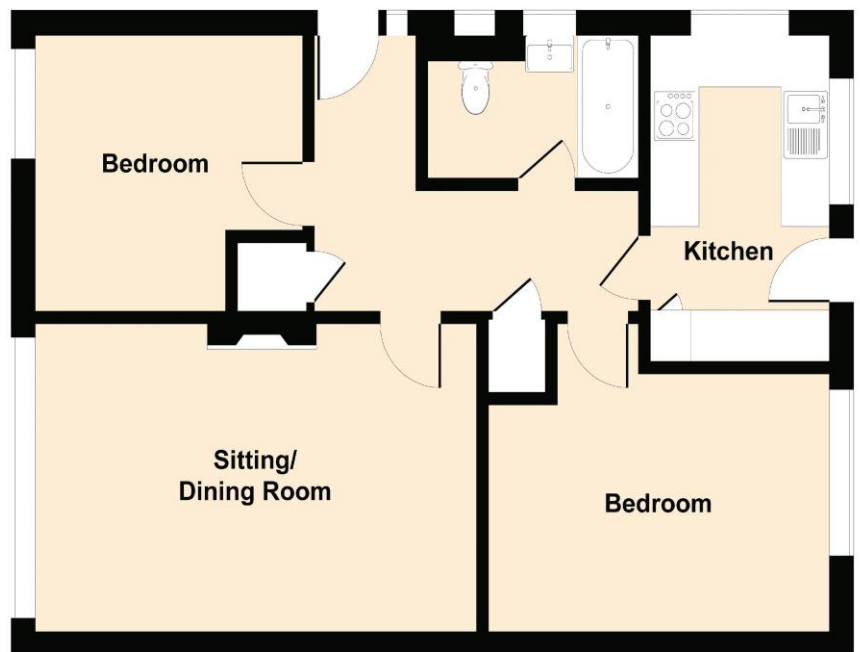
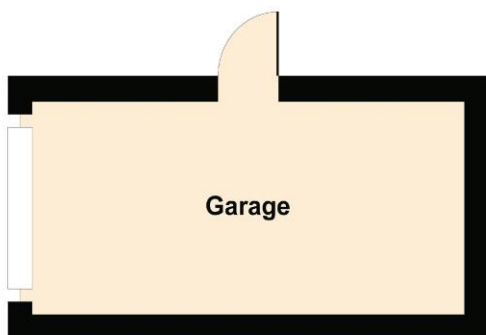
**Tenure** Freehold with vacant possession.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0017-1212-8404-9500-1300>



**Approximate Gross Internal Area**  
Total = 82 sq m (882 sq ft)  
Main House = 69 sq m (738 sq ft)  
Garage = 13 sq m (144)sq ft



**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)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## 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)			
23 Damask Way WARMINSTER BA12 9PX	Energy rating <b>C</b>	Valid until:	<b>4 September 2034</b>
		Certificate number:	<b>0017-1212-8404-9500-1300</b>

Property type	Detached bungalow
Total floor area	68 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>).

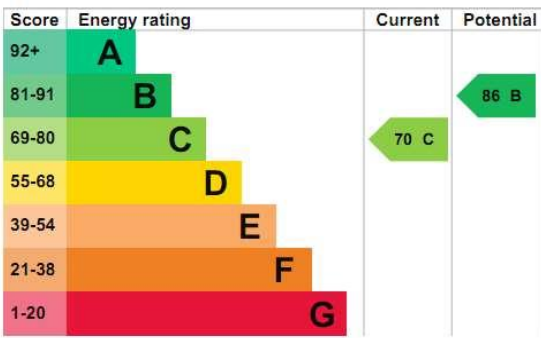
### Energy rating and score

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.



For properties in England and Wales:

the average energy rating is D  
the average energy score is 60