

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



- Detached family home overlooking open space**
- Bay-windowed Sitting Room, Playroom/Study**
- Utility Room, Cloakroom**
- Driveway Parking**
- Gas-fired Central Heating to radiators**
- Beautifully presented**
- Spacious Well Appointed Kitchen/Diner**
- Family Bathroom, 4 Bedrooms - 1 with En-Suite**
- Attractive South-facing Garden**
- Upvc Sealed-unit Double Glazing**



47 Eagle Road, Warminster, Wiltshire, BA12 8GB

£440,000



This beautifully presented Detached family home enjoys a prized location overlooking open space in the popular Tascroft Rise development on the Western outskirts of Town. Canopy Porch, Entrance Hall, Pleasant Bay-windowed Sitting Room, Playroom/Study, Spacious Well Appointed Kitchen/Diner, Utility Room, Cloakroom, First Floor Landing, Family Bathroom, 4 Bedrooms - 1 with En-Suite Shower Room, Driveway Parking and Attractive South-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a spacious 1950's inspired 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 Gas-fired central heating to radiators and Upvc sealed-unit double glazing. First occupied in 2020 this comfortable well-appointed home boasts a Study/Playroom in place of the Garage although this could easily be reverted if required and the property will come with the balance of a 10 year NHBC warranty. This is a great choice for a family seeking a comfortable and contemporary, light & airy home, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

occupying one of the best locations on the highly regarded Tascroft Rise development overlooking public open space in Eagle Road on the extreme Western outskirts of Warminster, not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen walkers and cyclists alike. Within easy reach 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 offering excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Amenities include a theatre and library, clinics and hospital, and a railway station. Rail users enjoy regular services to Salisbury, and direct on 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 roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads 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, Oak laminate flooring, understair cupboard and staircase to First Floor.

Light & Airy Bay-windowed Sitting Room 16' 4" x 10' 8" (4.97m x 3.25m) a delightful room enjoying open views having mock fireplace creating a focal point flanked by fitted cupboards, the bay has window shutters, radiator and T.V. aerial point.

Spacious Light & Airy Well Appointed Kitchen/Diner 21' 7" x 11' 11" (6.57m x 3.63m) having extensive range of postformed worksurfaces, inset 1½ bowl stainless steel sink, contemporary Cream units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, surface lighting, high-end integrated AEG appliances including Gas Hob with matching stainless steel Filter Hood above, two built-in Electric Ovens, Dishwasher and Fridge/Freezer, Dining Area with ample space for a large dining table & chairs, Oak laminate flooring, radiator, deep built-in cupboard housing broadband router and double french doors flanked by full height windows leading out onto a sunny South-facing terrace allowing natural light to flood in.

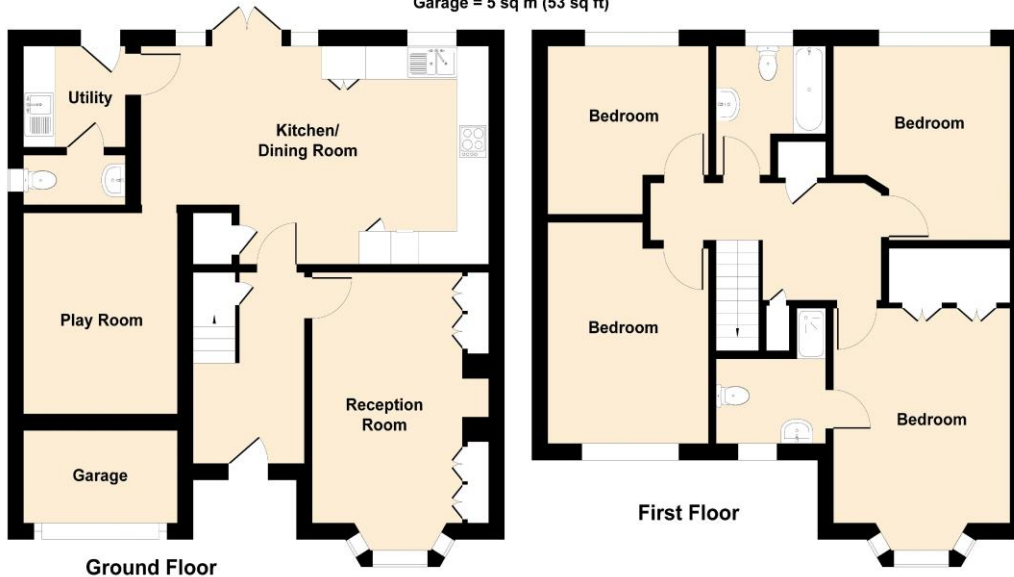
An opening from the Kitchen leads into:

Study/Play Room	11' 11" x 9' 7" (3.63m x 2.92m) having radiator, recessed lighting, cupboard housing electrical fusegear and cupboard housing Ideal Logic Gas-fired boiler supplying central heating and domestic hot water - this was originally the Garage and could easily revert if required.
Utility Room	having postformed surface with inset stainless steel sink and cupboard under, radiator, extractor fan, door to Cloakroom and door to Garden.
Cloakroom	having White suite comprising low level W.C., hand basin, radiator and decorative panelling.
First Floor Landing	having radiator, built-in shelved cupboard housing pressurised hot water cylinder with immersion heater fitted, further built-in cupboard and access hatch to roof space.
Bedroom One	11' 6" x 10' 9" (3.50m x 3.27m) into bay window with fitted shutters, having built-in wardrobe cupboards, decorative wall panelling, radiator, T.V. aerial point and door into En Suite Shower Room.
En-Suite Shower Room	having 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 and towel radiator.
Bedroom Two	14' 2" x 9' 11" (4.31m x 3.02m) having fitted window shutters, decorative wall panelling, radiator, T.V. aerial point and recess suitable for built-in wardrobes currently used for a computer desk.
Bedroom Three	10' 9" x 10' 1" (3.27m x 3.07m) having radiator.
Bedroom Four	9' 10" x 9' 9" (2.99m x 2.97m) having radiator.
Family Bathroom	having contemporary White suite comprising panelled bath with thermostatic shower over and glazed splash screen, complementary tiling, vanity hand basin with cupboard under, low level W.C., electric shaver point, extractor fan and towel radiator.
OUTSIDE	
Parking	A double width driveway provides side-by-side parking in front of the former Garage which now serves as a store for bikes etc., with up & over door and power connected.
The Gardens	To the front is an area of lawn and a shallow border with decorative gravel and seasonal plants. A gated path to one side leads into the Sunny South-facing Rear Garden which includes a large full-width paved terrace offering plenty of space for barbecues, parties and alfresco dining, with an outside tap and courtesy lighting whilst beyond is a sizeable area of well-tended lawn with decorative gravel all nicely enclosed by close-boarded fencing and in one corner is a shed.
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 payable to Trinity (Estates) Property Management Limited, currently circa £156.00 relating to general repair and maintenance of communal areas and the play area.
Rating Band	"E"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8130-7132-5860-1560-9226

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



Approximate Gross Internal Area
 Total = 142 sq m (1531 sq ft)
 House = 137 sq m (1478 sq ft)
 Garage = 5 sq m (53 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
 Email - homes@davislatcham.co.uk

PLEASE NOTE

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Energy performance certificate (EPC)

47 Eagle Road WARMINSTER BA12 8GB	Energy rating	Valid until:	19 February 2030
	B	Certificate number:	8130-7132-5860-1560-9226

Property type	Detached house
Total floor area	120 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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