

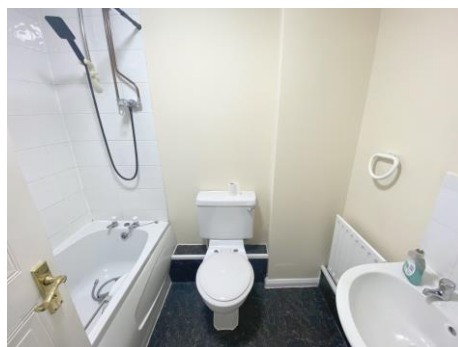
DAVIS & LATCHAM

ESTATE AGENTS

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- **Modern Mid-Terraced House**
- **Ideal First Home or Buy-to-Let Investment**
- **Fitted Kitchen**
- **Garage & Driveway Parking**
- **Gas-fired Central Heating to radiators**
- **No Onward Chain**
- **Sitting Room**
- **2 Bedrooms & Bathroom**
- **Easily Managed Enclosed Garden**
- **Upvc Sealed Unit Double Glazing**



20 Camellia Drive, Warminster, Wiltshire, BA12 7RW

£220,000



Available with No Associated Sale Chain this modern Mid-Terraced House on the Western outskirts would make an ideal first home or Buy-to-Let Investment. Canopy Porch, Entrance Hall, Pleasant Sitting Room, Fitted Kitchen, First Floor Landing, 2 Bedrooms & Bathroom, Garage & Driveway Parking and Easily Managed Enclosed Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive modern mid-terraced house which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. With the added bonus of a nearby Garage with driveway parking in front this would be a great choice for someone purchasing for the first time or as a buy-to-let investment, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

nicely tucked away and close to an extensive open space in Camellia Drive, a popular residential area on the Western fringes of Warminster close to open country yet within easy reach of a Co-op neighbourhood shop providing everyday needs. The area is served by regular buses to the bustling town centre which has excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of independent shops and eateries whilst other amenities include a theatre and library, hospital and clinics 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. Other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases 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. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

- Canopy Porch** having wooden part glazed front door opening into:
- Entrance Hall** having radiator, telephone point, understairs cupboard housing electrical fuse gear and staircase to First Floor.
- Pleasant Sitting Room** 15' 0" x 12' 0" (4.57m x 3.65m) having radiator, T.V. aerial point and sliding patio door to the Rear Garden.
- Kitchen** 9' 0" x 5' 11" (2.74m x 1.80m) having postformed worksurfaces, single drainer stainless steel sink, White High Gloss units providing ample drawer and cupboard space and matching overhead cupboards, built-in Electric Oven and inset Gas Hob with Filter Hood above, plumbing for washing machine, radiator and vinyl flooring.
- First Floor** Landing having access hatch to loft.
- Bedroom One** 12' 0" x 9' 5" (3.65m x 2.87m) having telephone point and radiator.
- Bedroom Two** 8' 8" x 7' 6" (2.64m x 2.28m) with radiator, telephone point and 2 built-in cupboards one with shelving and one with a wall mounted Baxi Combi boiler supplying domestic hot water and central heating to radiators.
- Bathroom** having White suite comprising panelled bath with thermostatic shower controls, pedestal hand basin, low level W.C., complementary wall tiling, radiator and extractor fan.

OUTSIDE

- Garage** 16' 9" x 8' 3" (5.10m x 2.51m) located in block of two nearby, having up & over door and driveway Parking in front.

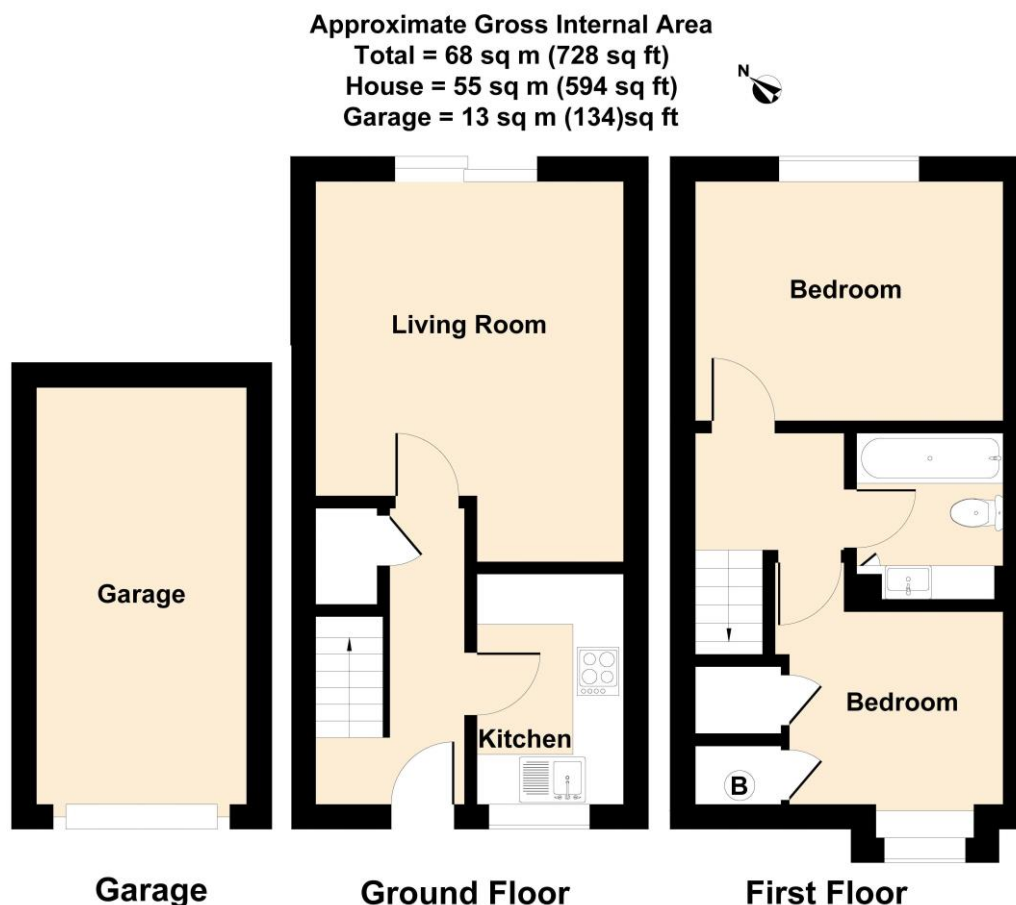
Easily Managed Garden To the front of the property is an area of lawn whilst the Rear Garden is laid to a paved terrace, artificial grass and areas laid to shingle. The Garden includes an area at the rear of the Garage ideal for the cultivation of vegetables. The whole is nicely enclosed by fencing whilst a gated path leads to the Garage.

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

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0732-3012-8209-4222-4204>



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)

20 Camellia Drive WARMINSTER BA12 7RW	Energy rating C	Valid until: 6 January 2032
		Certificate number: 0732-3012-8209-4222-4204

Property type: Mid-terrace house

Total floor area: 54 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		