

DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable modern Semi-Detached House
- Sitting Room
- Dining Room, Conservatory
- Off-Road Parking
- Gas-fired Central Heating to radiators
- Occupies a quiet setting
- Well Equipped Kitchen
- Family Bathroom & Three Bedrooms - 1 En-suite
- Private Easily Managed Gardens
- Upvc Sealed-Unit Double Glazing



51 The Beeches, Warminster, Wiltshire, BA12 8LD

£280,000



Ideally suited for family occupation this comfortable modern Semi-Detached Home occupies a quiet setting in a popular residential area of the Town. Hall, Pleasant Sitting Room, Well Equipped Kitchen, Dining Room, Conservatory, First Floor Landing, Family Bathroom & Three Bedrooms -1 En-suite, Off-Road Parking, Private Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive semi-detached house built in the late 1990's which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit Upvc Double Glazing. The comfortable well planned living accommodation has the added bonus of a Dining Room and Conservatory whilst the principal Bedroom has an En-Suite Shower Room. This would be a great choice for a family seeking a home in a peaceful residential setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION The Beeches is a small residential development of homes built within the grounds of former Sambourne Hospital with the original hospital at the heart of the development. The hospital has an interesting history, having originally been built in 1836 when it formed a wing of Warminster Union Workhouse - the second oldest in the country, which later became Sambourne Hospital. Within a short level walking distance is Sambourne Primary School - rated Good by Ofsted. A neighbourhood shop serving everyday needs is located in West Parade whilst the bustling town centre is within easy reach and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, clinics and hospital, a beautiful park and leisure gardens 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, Frome, Trowbridge, 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 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

Entrance Hall having double glazed front door, staircase to First Floor, cloaks hanging space, radiator and door to:

Pleasant Sitting Room 14' 6" x 12' 1" (4.42m x 3.68m) having radiator, laminate flooring, understairs cupboard, T.V. aerial point and archway leading into Kitchen.

Well Equipped Kitchen 15' 5" x 9' 1" (4.70m x 2.77m) having postformed worksurfaces and inset 1½ bowl stainless steel sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Gas-fired Baxi boiler supplying central heating and domestic hot water, built-in Electric Oven, inset Gas Hob with Extractor Hood above, plumbing for washing machine, spotlighting, tiled effect laminate flooring, radiator, space for fridge/freezer, door to Conservatory and archway into Dining Room.

Leading off the Kitchen is:

Dining Room 13' 1" x 7' 5" (3.98m x 2.26m) formerly the Garage having radiator, laminate flooring, ample space for dining table & chairs double French doors to Garden Terrace and door into large store cupboard.

Double Glazed Conservatory 12' 2" x 9' 11" (3.71m x 3.02m) having radiator, laminate flooring and French doors to Terrace.

Bedroom One 10' 9" x 8' 5" (3.27m x 2.56m) with TV aerial point, telephone point, radiator and door into:

En Suite Shower Room having White suite comprising shower enclosure with Aqualisa controls, vanity hand basin with cupboard under, low level W.C., complementary tiling, extractor fan, shaver/light fitting and towel radiator.

Bedroom Two 9' 2" x 7' 5" (2.79m x 2.26m) having radiator.

Bedroom Three 7' 8" x 6' 8" (2.34m x 2.03m) having radiator.

Family Bathroom having White suite comprising panelled bath with hand shower/mixer taps, vanity hand basin with cupboard under, low level W.C., complementary tiling, extractor fan and towel radiator.

OUTSIDE

Off Road Parking A single width tarmac driveway provides off road parking.

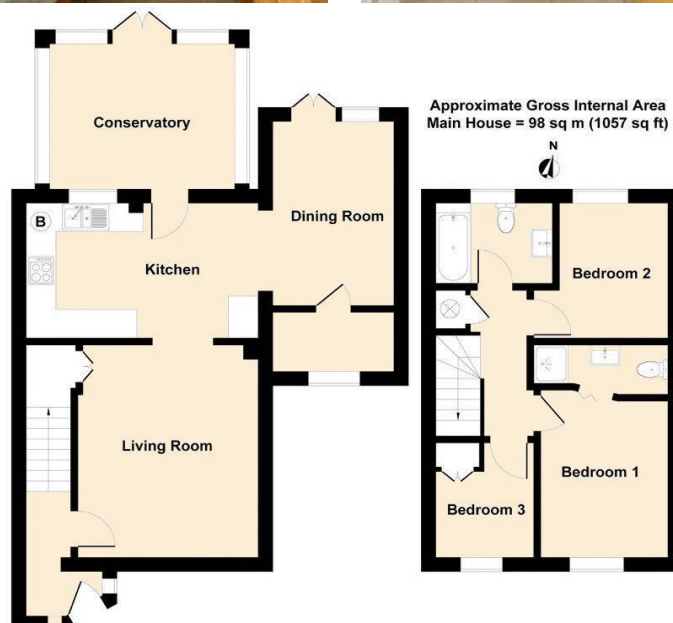
The Gardens To the front is a small area of lawn and path to the front door. The Rear Garden includes a paved terrace, an area of lawn, decking and well stocked borders whilst in one corner is a Shed and the whole is surrounded by fencing and a high stone wall ensuring a good level of privacy.

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

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/8720-2144-0002-0300-0496>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

51 The Beeches WARMINSTER BA12 8LD	Energy rating	Valid until: 2 October 2034
	D	Certificate number: 8720-2144-0002-0300-0496

Property type	Semi-detached house
Total floor area	83 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 D. 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		