

# DAVIS & LATCHAM ESTATE AGENTS

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- Well presented Victorian Terraced Cottage
- Not far from Schooling
- Compact but Well Equipped Contemporary Kitchen
- Further 2nd Floor Attic Bedroom
- Gas-Fired Central Heating to radiators
- A great First purchase or Buy-to-Let investment
- Cosy Sitting Room
- Bathroom and 2 Bedrooms
- Courtyard Style rear Garden & Store
- Upvc Sealed Unit Double Glazing



**33 Pound Street, Warminster, Wiltshire, BA12 8NL**

**£225,000**



A great First time purchase or Buy-to-Let investment this well presented Victorian Terraced Cottage is located in a popular residential road not far from Schooling. Cosy Sitting Room, Compact but well equipped Contemporary Kitchen, First Floor Landing, Bathroom and 2 Bedrooms, Further 2nd Floor Attic Bedroom, Courtyard Style rear Garden & Store, Gas-Fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a small but perfectly formed Victorian terraced cottage which has attractive colour washed brick and stone elevations under a tiled roof. In recent years the cottage has been sympathetically renovated and now benefits from Gas-fired central heating to radiators together with sealed-unit double glazing and has the added bonus of contemporary Bathroom and Kitchen fittings. This is a cosy well presented cottage which is immediately available with no associated sale chain and would be a great choice for first purchase or as a buy-to-let investment, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Pound Street is within a few minutes walking distance of Princecroft Primary School - rated Good by Ofsted whilst a nearby convenience store in West Parade provides everyday essentials. The bustling town centre of Warminster is just under ½ mile on foot offering excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries whilst amenities include a theatre and library, clinics and hospital, and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto 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

- Side Passage** shared with neighbouring properties, with front door opening into:
- Cosy Sitting Room** 12' 2" x 11' 11" (3.71m x 3.63m) into recess having coal-effect Gas fire creating a focal point, T.V. aerial point, telephone point, understairs recess, staircase to First Floor and door into Kitchen.
- Kitchen** 11' 5" x 5' 9" (3.48m x 1.75m) having a range of contemporary units including postformed worksurfaces, inset 1½ bowl stainless steel sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and Hob with Filter Hood above, plumbing for washing machine, radiator, quarry tiled flooring, cupboard housing Gas-fired Ariston combi-boiler supplying central heating and domestic hot water and door to Courtyard Garden.
- First Floor** Landing with door to steps leading to Second Floor Attic Bedroom.
- Bedroom One** 9' 3" max x 6' 10" (2.82m x 2.08m) having radiator, built-in wardrobe cupboard and shelved linen cupboard.
- Bedroom Two** 8' 9" x 4' 10" (2.66m x 1.47m) currently used as an office, having radiator and built-in cupboard.
- Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, vanity hand basin with cupboard under, low level W.C., complementary tiling, shaver point, extractor fan and towel radiator.

From the Landing a door and flight of stairs leads to:

**Second Floor** 11' 7" x 9' 1" (3.53m x 2.77m) Attic Bedroom useable space having 2 radiators, telephone point, recessed spotlighting, eaves storage space, exposed timberwork and Velux roof window ensuring natural light and ventilation.

**OUTSIDE**

**Parking** is usually available on-street nearby in Pound Street.

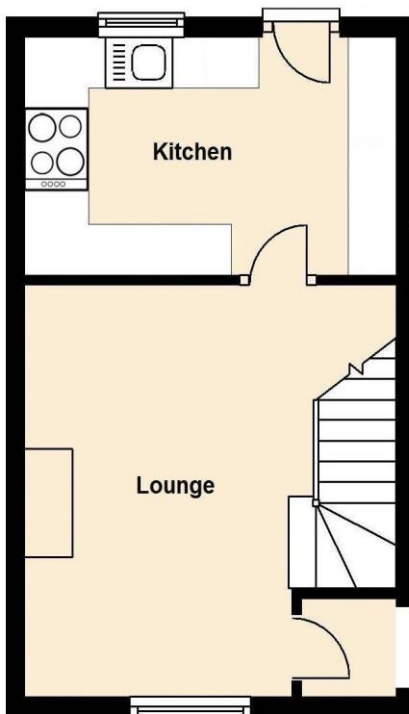
The **Courtyard-style Garden** is located to the rear of the cottage and is laid to an area of paving ideal for the seasonal display of tubs and planters. Nearby is a brick Garden Store with power connected.

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

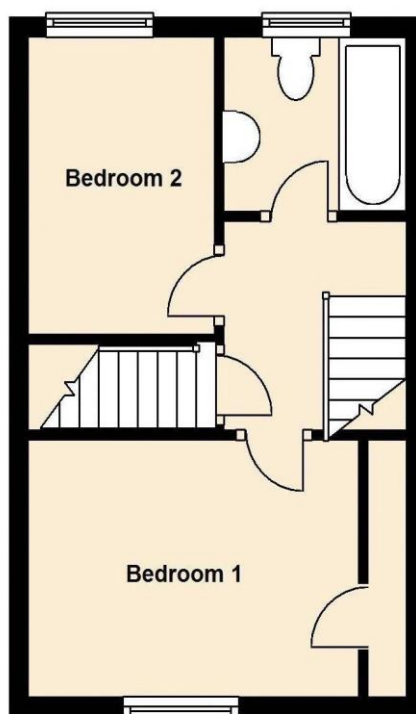
**Tenure** Freehold with vacant possession.

**Rating Band** "A"

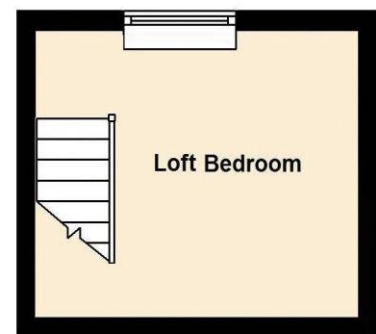
**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/8414-7726-2470-0495-9926>



**Ground Floor**



**First Floor**



**Second Floor**

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
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Tel: Warminster (01985) 846985  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
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## PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior consent.

**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)

33 Pound Street WARMINSTER BA12 8NL	Energy rating	Valid until: 21 November 2032
	<b>E</b>	Certificate number: 9350-2752-3190-2722-4621

Property type	Mid-terrace house
Total floor area	53 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 E. 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		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		