

# DAVIS & LATCHAM

## ESTATE AGENTS

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- A delightful End of Terrace Period Cottage
- Charming Sitting Room with fireplace
- Bathroom and 3 Bedrooms
- Electric Central Heating
- In the heart of the Village
- Open-plan into Kitchen/Diner
- Easily Managed Cottage Garden
- Upvc Double Glazing



**49 High Street, Heytesbury, Warminster, Wiltshire, BA12 0EB**

**£395,000**



A delightful End of Terrace Period Cottage occupying a pleasant setting close to all amenities in the heart of this very popular Wylde Valley Village. Charming Sitting Room with fireplace open-plan into Kitchen/Diner, First Floor Landing, Bathroom and 3 Bedrooms, Easily Managed Cottage Garden, Electric Central Heating & Upvc Double Glazing.

## Accommodation

**THE PROPERTY** is a delightful end of terrace mid-Victorian cottage which has pretty stone elevations with brick quoins under a tiled roof and benefits from cottage-style sealed-unit double glazing together with a high efficiency radiator-based Heatrae Sadia Electric heating system with underfloor heating downstairs and radiators upstairs. The sympathetically renovated accommodation has a number of original features including exposed timberwork and an attractive brick fireplace and chimney breast ideal to house a woodburner creating a delightful blend of old and contemporary. This is a property which would suit both family occupation or retirement in a popular and active village hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

fronting the High Street in the friendly village of Heytesbury immediately opposite the village Post Office/Stores and moments on foot from the 12th century St Peter's & St Paul's Collegiate Church and the popular Heytesbury Primary School and Pre-School, whilst a focal point of many village activities is the nearby Red Lion Inn - we understand the Angel Inn will shortly re-open following refurbishment. The village is renowned for its links with the First World War writer and poet Siegfried Sassoon who made Heytesbury House his home until his death in 1967. The Wylde Valley takes its name from the River Wylde which flows through the meadows to the South of the village whilst the surrounding country offers many unspoilt rural walks. Nearby Warminster has a bustling town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries together with a wide range of other amenities which include a theatre and library, hospital and clinics, schooling and a railway station. Rail users enjoy regular services to Salisbury and direct to London Waterloo, and to Bath with a direct line to South Wales. The City of Salisbury to the East offers comprehensive shopping and a range of cultural activities. The other main centres in the area including Westbury, Trowbridge, Frome and Bath are within a comfortable driving distance as are the Salisbury Plain military bases whilst London is commutable via the A303/M3 and Bristol, Bournemouth and Southampton airports are each just over an hour by road.

## ACCOMMODATION

**Entrance Lobby** having cloaks hanging space, opening into:

**Charming Open-Plan Sitting/Dining Room/Kitchen** 26' 0" x 19' 2" (7.92m x 5.84m) a delightful light and airy room enjoying dual aspects having polished Oak floorboards and exposed ceiling beams whilst the open fireplace has a paved hearth which would be ideal for a woodburner creating a focal point, wall light points, underfloor heating, T.V. aerial point and telephone point.

To one side of the Sitting Room is a Dining Recess with space for a dining table and chairs, heating thermostat and a polished Oak staircase to First Floor with understair cupboard.

**Well Appointed Kitchen Area** having worksurfaces and inset 1½ bowl sink, range of White Shaker-style units providing drawer & cupboard space, complementary tiling and matching overhead cupboards, built in Electric Oven and Hob with Filter Hood above, plumbing for washing machine, space for a fridge/freezer, recessed lighting and door to Garden. Breakfast Area having space for breakfast table & chairs and large built-in cupboard housing Heatrae Sadia Electric boiler supplying domestic hot water, underfloor heating and central heating to upstairs radiators



|                      |  |
|----------------------|--|
| <b>First Floor</b>   | Landing.   |
| <b>Bedroom One</b>   | 15' 1" x 10' 9" (4.59m x 3.27m) having wealth of exposed timberwork, radiator and cottage fireplace housing decorative cast iron grate.  |
| <b>Bedroom Two</b>   | 11' 10" x 8' 5" (3.60m x 2.56m) having radiator and access hatch with folding ladder to loft.  |
| <b>Bedroom Three</b> | 9' 8" x 9' 6" (2.94m x 2.89m) currently serving as an office having radiator.  |
| <b>Bathroom</b>      | having White suite comprising panelled bath with hand shower/mixer tap and thermostatic shower controls, bidet, vanity hand basin with shelving under, complementary tiling, low level W.C., electric shaver point, radiator, extractor fan and recessed lighting. |

**OUTSIDE**

**Parking** is usually available on the High Street in front of the cottage.

**The Manageable Cottage-style Garden** is approached via a gated path to the side of cottage which also serves as a right-of-way in favour of the adjoining cottage. The Garden includes a paved terrace together with an area of lawn and includes ornamental shrubs and a raised area of decking all nicely enclosed by hedging, the foliage of which ensures privacy.


**Services** We understand Mains Water and Electricity are connected whilst Drainage is to a Septic Tank.

**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/7613-9184-9102-0090-2392>



Approximate Gross Internal Area  
Main House = 87 sq m (934 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)  
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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)

|  |               |                     |                          |
|--|---------------|---------------------|--------------------------|
| 49 High Street<br>Heytesbury<br>WARMINSTER<br>BA12 0EB | Energy rating | Valid until:        | 16 October 2034          |
|  | <b>D</b>      | Certificate number: | 7613-9184-9102-0090-2392 |

Property type: End-terrace house

Total floor area: 84 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             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |