DAVIS & LATCHAM ESTATE AGENTS

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Individual Detached Bungalow on a large plot •

Sitting Room, Conservatory • Double 3rd Bedroom, Cloakroom & Playroom/Study •

Garage & Driveway Parking •

Gas-fired Central Heating to radiators •

- No Onward Chain
- Shower Room & 2 Bedrooms
- Well Equipped Kitchen & Utility/Side Passage
- Large Private Sunny West-facing Garden
- Upvc Sealed Unit Double Glazing







18 Ludlow Close, Warminster, Wiltshire, BA12 8BJ £365,000









This individual Detached Bungalow occupies a large plot in a pleasant residential setting popular for Retirement on the elevated Southern outskirts of the Town. Entrance Porch, Hall, Shower Room & 2 Bedrooms, First Floor Landing, Double 3rd Bedroom, Cloakroom & Playroom/Study, Pleasant Sitting Room, Conservatory, Well Equipped Kitchen & Utility/Side Passage, Garage & Driveway Parking and Large Private Sunny West-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY

is a comfortable individual detached chalet bungalow which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. Available with no associated sale chain this a rare opportunity to acquire a bungalow with an exceptionally large Garden in a favoured residential area popular with retirees, hence the Agents advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Ludlow Close is a popular residential area on the elevated Southern outskirts of the town close to open country and many unspoilt rural walks including the woodland of the nearby Longleat Estate. The bustling town centre is just over a mile and provides 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 & library, hospital & clinics and rail 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 include Westbury, Trowbridge, Frome, Bath and Salisbury which 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 access throughout the West Country and further afield to London via the A303/M3. Southampton, Bournemouth and Bristol airports are each just over an hour by car.

ACCOMMODATION

Entrance Porch having double glazed front door and inner door opening into:

Hall having polished wood block flooring, radiator, telephone point, cloaks cupboard,

heating controls, shelved linen cupboard and staircase to First Floor.

Bedroom One 10' 5" x 8' 11" (3.17m x 2.72m) having radiator.

Bedroom Two 12' 0" x 7' 10" (3.65m x 2.39m) having radiator and deep understair cupboard.

Shower Room having contemporary White suite comprising walk-in shower enclosure with

thermostatic shower controls and glazed splash screen, pedestal hand basin and low level W.C., recessed lighting, towel radiator, complementary wall and floor tiling

and underfloor heating.

Sitting Room 15' 11" x 11' 5" (4.85m x 3.48m) a delightful room having coal effect Gas fire with

decorative surround, 2 radiators, T.V aerial point, ample space for sofas etc., and

sliding doors leading into the Conservatory.

Double Glazed Conservatory 10' 10" x 9' 10" (3.30m x 2.99m) which overlooks the Rear Garden

having radiator, power & light connected and double French doors opening onto

Garden Terrace.

Well Equipped Kitchen 10' 11" x 8' 11" (3.32m x 2.72m) having postformed worksurfaces, inset 1½

bowl sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and Gas Hob with Filter Hood above, kick panel heater, plumbing for dishwasher, Worcester Gas-fired combi-boiler supplying central heating and domestic hot water, recessed lighting, tiled flooring and door into Side Passage.

Side Passage/Utility having worksurfaces, plumbing for washing machine, space for tumble dryer and

front and rear doors to the driveway and Garden.

From the Entrance Hall a flight of stairs lead to:

First Floor Landing having built-in cupboard and Cloakroom with low level W.C., vanity hand basin

and ample cupboard space.

Study/Playroom 10' 2" x 7' 8" (3.10m x 2.34m) with limited headroom, radiator and Velux roof

window ensuring plenty of natural light.

Bedroom Three 11' 3" x 10' 5" (3.43m x 3.17m) having radiator and eaves cupboard space.

OUTSIDE

Garage 27' 6" overall x 7' 6" (8.38m x 2.28m) approached via a driveway providing off-road

parking with up & over door and power & light connected.

The Gardens To the front is an area of lawn with flower borders and ornamental shrubs whilst a

gated side path leads into the generously proportioned West-facing Rear Garden which includes a paved terrace, Shed and Greenhouse and an extensive area of lawn and a wide variety of established shrubs, bushes and evergreens. The whole is nicely enclosed by fencing and hedging which ensures a high level of privacy and

will suit enthusiastic gardeners

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

property.

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL https://find-energy-certificate.service.gov.uk/energy-certificate/9640-3807-7097-9725-3851









Ref: DL0397

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) 18 Ludlow Close WARMINSTER BA12 8BJ Energy rating C Certificate number: 2100-1310-0140-2197-6291 Property type Detached house Total floor area 92 square metres

Rules on letting this property

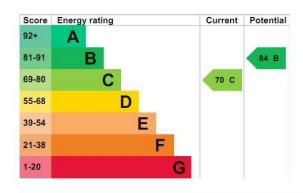
Properties can be let if they have an energy rating from A to E.

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).

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