

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- 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>



VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website - www.davislatcham.co.uk
Email - homes@davislatcham.co.uk

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 permission.

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	Valid until: 15 October 2034
		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) (<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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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