

# DAVIS & LATCHAM ESTATE AGENTS

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| <b>Spacious Semi-Detached Bungalow</b>                  | • Available with No Onward Chain               |
| <b>Sitting Room with woodburner</b>                     | • 2 Downstairs Bedrooms & Bathroom             |
| <b>Well Appointed Dining/Kitchen &amp; Utility Room</b> | • Spacious Loft Bedroom with En-Suite Bathroom |
| <b>Off-Road Parking</b>                                 | • Easily Managed West-facing Rear Garden       |
| <b>Gas-fired Central Heating to radiators</b>           | • Upvc Sealed Unit Double Glazing              |



**12 Ashley Place, Warminster, Wiltshire, BA12 9QJ**

**£289,000**



Located on the Southern outskirts of the Town this spacious Semi-Detached Bungalow with loft conversion would be ideal for both family occupation or retirement and is available with No Onward Chain. Entrance Hall, 2 Downstairs Bedrooms & Bathroom, Pleasant Sitting Room with woodburner, Well Appointed Dining/Kitchen & Utility Room, Spacious Loft Bedroom with En-Suite Bathroom, Off-Road Parking & Easily Managed West-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a comfortable extended semi-detached bungalow which has brick elevations under a tiled roof and benefits from Upvc sealed unit double glazing and Gas-fired central heating to radiators served by a GlowWorm combi-boiler located in the Attic. In recent times the bungalow has benefitted from a loft conversion and now boasts a spacious First Floor Bedroom with En-Suite facilities making it a great choice for both family occupation or retirement hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Ashley Place 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 Hall** with Upvc double-glazed and radiator.

**Bedroom One** 12' 0" x 10' 9" (3.65m x 3.27m) plus door recess, having radiator and T.V. aerial point.

**Bedroom Two** 10' 10" x 8' 0" (3.30m x 2.44m) having radiator.

**Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, pedestal hand basin, low level W.C, extractor fan and towel radiator.

**Spacious Sitting Room** 16' 10" x 10' 8" (5.13m x 3.25m) having fireplace with tiled hearth housing woodburner – not signed off, creating a focal point, radiator, T.V. aerial point and staircase to First Floor.

From the Sitting Room a wide opening leads open plan into:

**Well Appointed Kitchen/Diner** 18' 5" x 9' 6" (5.61m x 2.89m) a particular feature of the bungalow with an extensive range of contemporary units including worksurfaces, inset colour-keyed 1½ bowl sink, ample drawer and cupboard space and matching overhead cupboards, built in Electric Oven and Hob with Filter Hood above, integrated Dishwasher, Fridge/Freezer and Wine Cooler and recessed lighting, Dining Area with 2 vertical designer radiators, ample space for dining table and chairs and double-glazed sliding door to Garden Terrace.

**Utility Room** 8' 11" x 7' 10" (2.72m x 2.39m) having radiator, plumbing for washing machine, space for tumble dryer and fridge freezer and side door to Garden.

From the Sitting Room a flight of stairs lead to:

First Floor Landing with radiator, Velux roof window and door into:

Large Loft Bedroom 17' 0" x 9' 7" (5.18m x 2.92m) with radiator, built-in wardrobe cupboards, recessed lighting and door to:

En-Suite Bathroom having White suite comprising panelled bath with Triton shower controls and glazed splash screen, pedestal hand basin, low level W.C., extractor fan, Velux roof window and towel radiator.

## OUTSIDE

Parking Off-Road on what was the original front Garden.

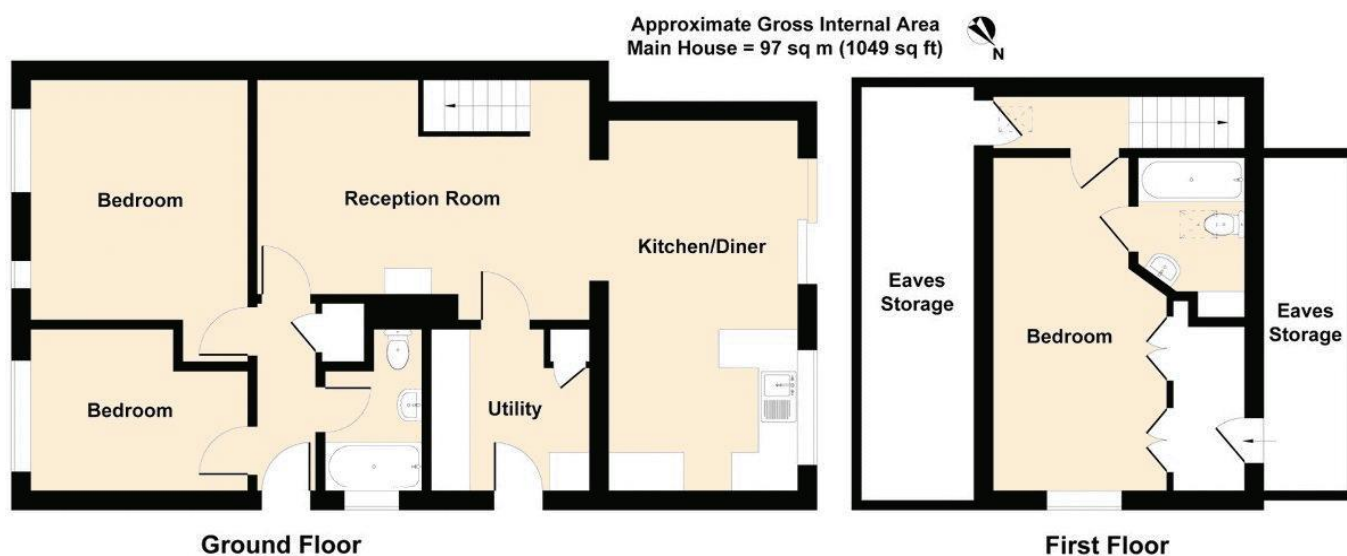
The South-West Facing Garden A shingle path beside the bungalow leads into the easily managed Rear Garden which includes a paved terrace, and an area of artificial grass and gravel together with borders and is all nicely enclosed by fencing.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9548-0931-7222-4796-0984>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



## VIEWING

By prior appointment through  
DAVIS & LATCHAM  
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Warminster  
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Tel: Warminster 01985 846985  
Website: [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
E-mail - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## 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)			
12, Ashley Place WARMINSTER BA12 9QJ	Energy rating <b>D</b>	Valid until:	13 December 2026
		Certificate number:	9548-0931-7222-4796-0984
Property type		Semi-detached house	
Total floor area		110 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 C.

[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

