

# DAVIS & LATCHAM ESTATE AGENTS

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|---|--|
| <b>Affordable Family Home</b>                 | • <b>Close to Schooling</b>              |
| <b>Sitting Room</b>                           | • <b>Fitted Kitchen/Diner</b>            |
| <b>Bathroom &amp; 3 Bedrooms</b>              | • <b>Rear Lobby, Store &amp; Cloaks</b>  |
| <b>On Street Parking</b>                      | • <b>Front &amp; Rear Gardens</b>        |
| <b>Gas-fired Central Heating to radiators</b> | • <b>Upvc Sealed-unit Double Glazing</b> |



**137 Masefield Road, Warminster, Wiltshire, BA12 8HY**

**Fixed £232,500**



This affordable family home is within walking distance of primary schooling in a popular residential area on the western outskirts of town. Entrance Hall, Pleasant Sitting Room & Fitted Kitchen/Diner, Rear Lobby, Cloakroom, First Floor Landing, 3 Bedrooms & Bathroom, On Street Parking, Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a modern mid-terraced house with attractive brick elevations under a tiled roof, originally built for the local authority, but like many is now in private ownership. The spacious living accommodation benefits from Gas-fired central heating to radiators together with sealed-unit double glazing. The property provides a rare opportunity to purchase a comfortable family home at an affordable price point, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** located in Masefield Road, a popular residential area close to open country and the woodland of the Longleat Estate on the Western fringes of Warminster yet within short walking distance from Princecroft Primary School rated Good by Ofsted, whilst also within easy reach is a small parade of neighbourhood shops including a Tesco Express. The bustling town centre is just under a mile and has 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 Upvc double glazed front door, glazed inner door, laminate flooring and cupboard housing meters.
Hall	having radiator, heating thermostat, telephone point, staircase to First Floor and understairs cupboard.
Pleasant Sitting Room 12' 11" x 12' 6" (3.93m x 3.81m)	having radiator and T.V. aerial point.
Fitted Kitchen/Diner 13' 3" x 11' 3" (4.04m x 3.43m)	having range of Pine fronted units, postformed worksurfaces, inset stainless steel sink, ample drawer and cupboard space, matching overhead cupboards, built-in Electric Oven, Gas Hob with Filter Hood above, plumbing for washing machine, ample space for dining table & chairs, radiator and door to Lobby.
Rear Lobby	having useful Store Room with additional wall cupboards.
Cloakroom	having low level W.C., hand basin, vinyl flooring and radiator.
First Floor	Landing having access hatch to loft.
Bedroom One 11' 11" x 10' 5" (3.63m x 3.17m)	plus door recess having built-in wardrobes, overhead cupboards, bedside cabinets and radiator.
Bedroom Two 12' 8" x 10' 0" (3.86m x 3.05m)	having radiator, built-in cupboard and laminate flooring
Bedroom Three 8' 11" x 8' 1" (2.72m x 2.46m)	having radiator and storage recess.



**Bathroom** having White suite comprising panelled bath with Triton shower over, pedestal hand basin, low level W.C., extractor fan, complementary tiling, radiator and vinyl flooring.

## OUTSIDE

**Parking** Is usually available on-street on a first come - first serve basis.

**The Gardens** Set behind a hedge, the Front Garden is laid to a lawn with mature shrubs and bushes, whilst the Rear Garden includes a paved terrace with an outside tap and a sizeable lawn all nicely surrounded by fencing.

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

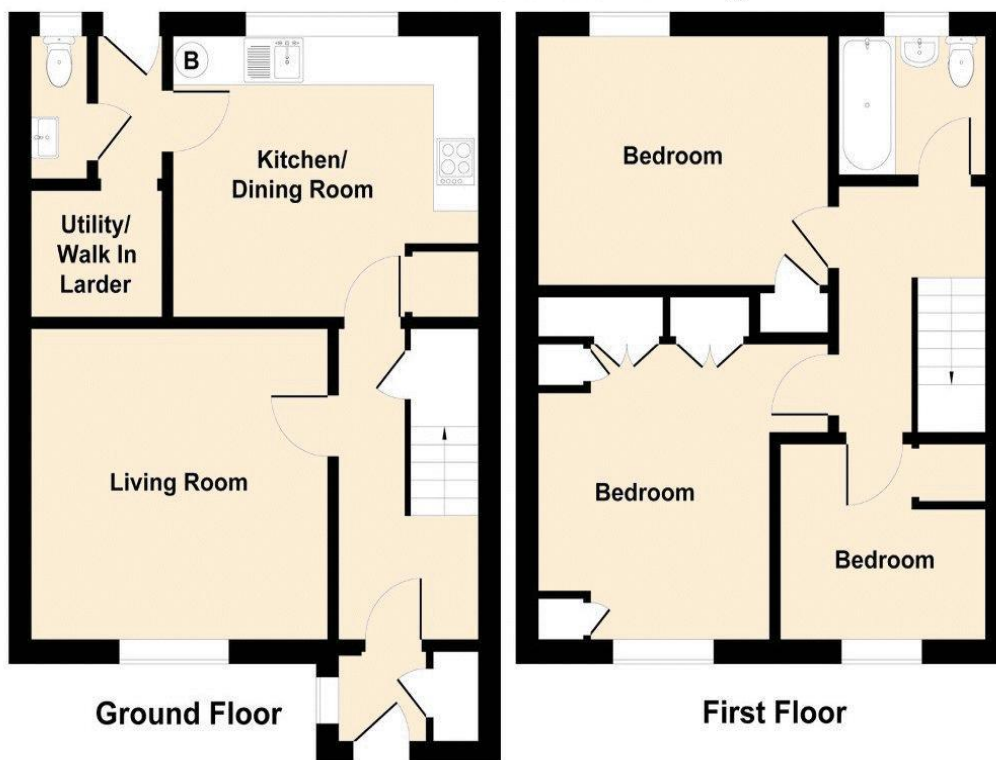
**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/9096-1212-0204-0618-1900>



Approximate Gross Internal Area  
= 91 sq m (977 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)  
Email - [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)			
137 Masfield Road WARMINSTER BA12 8HY	Energy rating  C	Valid until:	5 November 2034
		Certificate number:	9096-1212-0204-0618-1900
Property type		Mid-terrace house	
Total floor area		88 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.](#)

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

