

DAVIS & LATCHAM ESTATE AGENTS

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- A comfortable modern family home**
- Sunny South-facing Sitting Room**
- Rear Lobby, Cloakroom and Large Utility/Store**
- On Street Parking**
- Gas-fired Central Heating to radiators**
- Great choice for first time purchase**
- Spacious Kitchen/Diner**
- 3 Bedrooms & Bathroom**
- Easily Managed Front & Rear Gardens**
- Sealed-unit Double Glazing**



137 Masefield Road, Warminster, Wiltshire, BA12 8HY

£231,500



A great choice for first time purchase this comfortable modern family home is conveniently located close to primary schooling and neighbourhood shops. Entrance Porch, Hall, Sunny South-facing Sitting Room & Spacious Kitchen/Diner, Rear Lobby, Cloakroom and Large Utility/Store, 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 comfortable modern mid-terraced house, originally built for the Local Authority, which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit double glazing. This is a rare opportunity to purchase an attractively priced spacious family home, ideally suited for first purchase, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION nicely tucked away in a cul-de-sac off Masefield Road, on the Western fringes of Warminster, not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen ramblers, dog walkers and cyclists alike. Within moments on foot from Princecroft Primary School rated Good by Ofsted, whilst also closeby is a small parade of neighbourhood shops including a Tesco Express, providing everyday needs. The bustling town centre is just under a mile offering excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Amenities include a theatre and library, clinics and hospital, a beautiful town centre park and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto South Wales. The town is served by regular buses and a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Porch having Upvc double glazed front door, cupboard housing meters, laminate flooring and glazed inner door into:

Entrance Hall having radiator, heating thermostat, electrical fusegear, telephone point, understair cupboard and staircase to First Floor.

Sunny South-facing Pleasant Sitting Room 12' 11" x 12' 6" (34.39m x 3.81m) a pleasant room having a radiator and T.V. aerial point.

Spacious Kitchen/Diner 13' 3" x 11' 3" (4.04m x 3.43m) having Pine fronted units, postformed worksurfaces, inset stainless steel sink, ample drawer & cupboard space, complementary tiling, matching overhead cupboards, Electric Oven and Gas Hob with Filter Hood above, space for tumble dryer and plumbing for washing machine, wall-mounted Gas-fired Worcester combi-boiler providing central heating and domestic hot water, radiator, tiled flooring, useful understairs cupboard, ample space for a dining table & chairs and door to Rear Lobby.

Rear Lobby having Utility/Store Room with overhead cupboards and space for fridge/freezer and door to rear Garden.

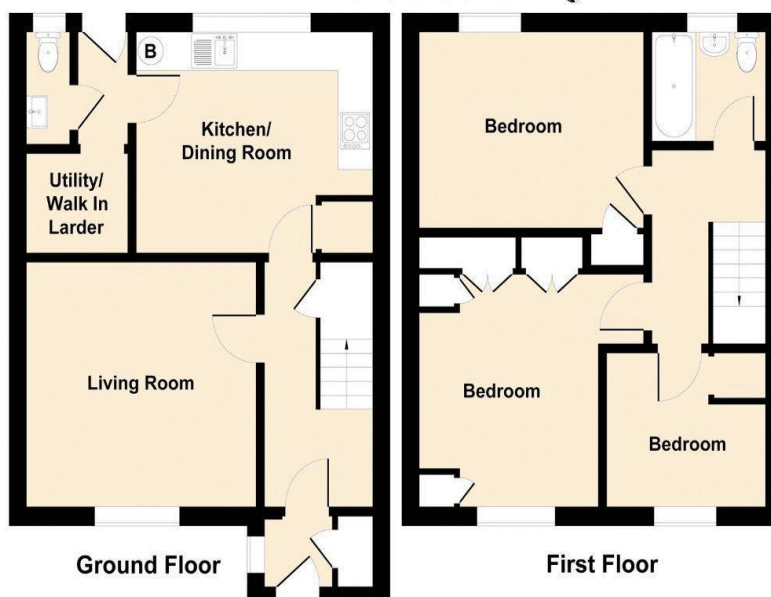
Cloakroom having low level W.C., hand basin, vinyl flooring and radiator.

First Floor Landing having access hatch to loft.

Bedroom One	11' 11" x 10' 5" (3.63m x 3.17m) plus door recess a sunny South-facing room having radiator and fitted furniture including built-in wardrobes, overhead cupboards and bedside drawers.
Bedroom Two	12' 8" x 10' 0" (3.86m x 3.05m) having radiator, laminate flooring and built-in cupboard.
Bedroom Three	8' 11" x 8' 1" (2.72m x 2.46m) currently serving as an exercise room having radiator and storage recess.
Bathroom	having White suite comprising panelled bath with Triton shower over, pedestal hand basin, low level W.C., complementary tiling, radiator extractor fan 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 set behind mature hedging which ensures privacy whilst a path leads to the front door. The Rear Garden includes a paved terrace with an outside tap and courtesy lighting, together with a sizeable area of lawn and a gravelled area, all nicely surrounded by fencing. A rear gate gives direct access to Princecroft Primary School.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"B"



Approximate Gross Internal Area
= 91 sq m (977 sq ft)



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

EPC URL

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

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)			
137 Masefield 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

