

DAVIS & LATCHAM ESTATE AGENTS

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- Compact Victorian Cottage** • **No Onward Chain**
Conveniently located just minutes from the Town • **Dual Aspect Sitting Room**
Dining Room, Fitted Kitchen • **Bathroom and 2 Bedrooms**
Electric Night Storage Heating • **Upvc Sealed Unit Double Glazing**



1 Emwell Street, Warminster, Wiltshire, BA12 8JA

£165,000



Dual Aspect Sitting Room, Dining Room, Fitted Kitchen, First Floor Landing, Bathroom and 2 Bedrooms, Electric Night Storage Heating & Upvc Sealed Unit Double Glazing. Immediately available with No Onward Chain this compact Victorian Cottage is very conveniently located just minutes on foot from all Town centre amenities.

Accommodation

THE PROPERTY is a compact Victorian cottage which has attractive brick and natural stone elevations all under a tiled roof and benefits from Electric Night Storage Heating together with Upvc sealed unit double glazed doors and windows. Although the living accommodation could benefit from some cosmetic updating this is a property which would be ideal for someone on a limited budget who wants to live close to the town centre shops and all its amenities, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Emwell Street is off Sambourne Road on the Western side of the town, not far from the historic Obelisk at the junction of Vicarage Street, Church Street and Silver Street, the site of the original market cross and believed to have been the original centre of Warminster during the Middle Ages. This part of the town includes many fine properties. Some from the 17th Century were homes of wealthy merchants. Emwell Street is conveniently within easy level walking distance of the town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders together with a wide range of other amenities which include a theatre and library, hospital and clinics and a rail station. Nearby is the Minster Primary School, the Warminster co-educational boarding and day Public School is also close by. The town is well served by local buses whilst rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, 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. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

with Upvc double glazed front door:

Dual Aspect Sitting Room 12' 10" mean x 8' 0" mean (3.91m x 2.44m) with night store heater and telephone point.

Dining Room 13' 10" x 11' 5" (4.21m x 3.48m) with stairs to the first floor, night store heater, electric consumer units and pay meter.

Kitchen 6' 7" mean x 6' 5" mean (2.01m x 1.95m) with postformed worksurfaces, stainless steel sink, Beech effect units providing drawer and cupboard space under with matching overhead cupboards, complementary tiling, recess for electric cooker with Filter Hood above, recess and plumbing for washing machine and Upvc double glazed door.

First Floor Landing with loft access and night store heater.

Bedroom One 13' 4" x 8' 5" (4.06m x 2.56m) with the dual aspect, loft access, telephone point and night store heater.

Bedroom Two 9' 8" x 6' 4" (2.94m x 1.93m) with night store heater.

Bathroom having panelled bath with Triton shower over, pedestal hand basin, low level W.C., complementary tiling, built-in linen cupboard with shelving and hot water cylinder with immersion heater fitted, towel radiator and tile effect flooring.

Services	We understand Mains Water, Drainage and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2190-8109-9140-1194-0221



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

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

1 Emwell Street WARMINSTER BA12 8JA	Energy rating F	Valid until: 19 November 2034
		Certificate number: 2190-8109-9140-1194-0221

Property type	Mid-terrace house
Total floor area	60 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 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