

# DAVIS & LATCHAM ESTATE AGENTS

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- Imaginatively renovated End of Terrace Cottage**
- Spacious Open Plan Living/Dining/Kitchen**
- Shower Room, 2 Double Bedrooms**
- Off Road Parking and Garage/Workshop**
- Gas-fired Central Heating to radiators**
- Must be viewed to be fully appreciated**
- Cloakroom, Downstairs 3rd Bedroom/Study**
- Conservatory, Off Road Parking and Garage/Workshop**
- Good Sized Well Stocked Garden**
- Upvc Sealed Unit Double Glazing**



**26 Deverill Road, Warminster, Wiltshire, BA12 9QP**

**£249,950**



Must be viewed internally to be fully appreciated this imaginatively renovated End of Terrace Cottage provides unexpectedly spacious living accommodation. Spacious Open Plan Living/Dining/Kitchen, Cloakroom, Downstairs 3rd Bedroom/Study, First Floor Landing, Shower Room, 2 Double Bedrooms & Conservatory, Off Road Parking and Garage/Workshop & Good Sized Well Stocked Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is an imaginatively renovated end of terrace cottage believed to date from the mid-19th century, which has attractive brick and stone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc double glazing. This well-appointed cottage provides unexpectedly spacious downstairs accommodation including an open-plan Living/Dining/Kitchen together with a Cloakroom and Study or 3rd Bedroom whilst upstairs there is a recently re-fitted Shower Room and 2 double Bedrooms together with a large Conservatory overlooking the Garden. This is a truly unique property which would suit either retirement or first time purchase and really must be viewed internally to be fully appreciated hence we strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Deverill Road is on the Southern outskirts of the friendly and welcoming town of Warminster not far from Christ Church, Sambourne Primary School - rated Good by Ofsted, and within a few minutes walking distance from the beautifully tended Warminster Park. The bustling town centre provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries whilst other amenities include a theatre, library, hospital and clinics and a railway station. Rail 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 including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications 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

**Entrance Porch** with double glazed front door, cloaks hanging space and inner door leading into:

**Spacious Open Plan Living/Dining/Kitchen** 29' 2" overall x 12' 8" (8.88m x 3.86m) including a delightful Living Area having two large windows allowing light to flood into the room, fireplace housing woodburner, radiator, T.V. aerial point, telephone point and tiled flooring, understair cupboard, stairs to First Floor and Dining Area with ample space for table & chairs.

**Well Appointed Kitchen Area** having worksurfaces, inset 1½ bowl stainless steel sink, range of contemporary Shaker-style units providing ample drawer and cupboard space, built-in Neff Electric Oven and Neff Electric Hob with Filter hood above, plumbing for washing machine, breakfast surface and spotlighting.

From the Kitchen a door leads into:

**3rd Bedroom/Study** 11' 3" x 7' 4" (3.43m x 2.23m) having radiator, tiled flooring and door into:

**Cloakroom** with low level W.C., pedestal hand basin and ceramic tiled flooring.

From the Sitting Room a flight of stairs leads to:

**First Floor** Landing with heating controls.

- Shower Room** having contemporary White suite comprising shower enclosure with glazed splash screen and thermostatic shower controls, integrated hand basin with cupboard under and low level W.C. with concealed cistern, towel radiator, recessed lighting and extractor fan.
- Bedroom One** 12' 9" max x 11' 4" (3.88m x 3.45m) having decorative cast iron nursery grate and radiator.
- Bedroom Two** 10' 7" x 9' 11" (3.22m x 3.02m) having radiator, shelved recess, range of wardrobe cupboards - one housing Gas-fired Vaillant combi-boiler supplying central heating and domestic hot water.

From Bedroom Two a wide opening leads into:

**Double Glazed Conservatory** 11' 9" x 11' 4" (3.58m x 3.45m) at Garden level having attractive exposed original stonework, tiled flooring, radiator, ceiling light/fan and double French doors opening onto Garden Terrace.

## OUTSIDE

The property is approached from Deverill Road via a tarmac forecourt providing Off-Road Parking leading to:

**Garage/Workshop** having up & over door with power connected.

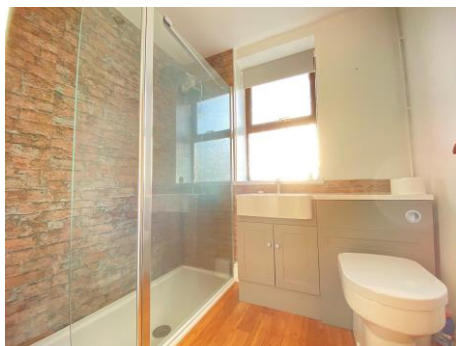
The Good-Sized Well Stocked Garden is located to the rear of the property and includes a paved terrace and an area of lawn with colourful borders well stocked with seasonal plants, ornamental shrubs and trees, a shed and greenhouse and the whole is nicely surrounded by hedges, fencing and walling ensuring privacy.

**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/2190-1709-8140-8199-0225>







## 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)  
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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)

26 Deverill Road WARMINSTER BA12 9QP	Energy rating <b>D</b>	Valid until: 20 November 2034
		Certificate number: 2190-1709-8140-8199-0225

Property type	End-terrace house
Total floor area	91 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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