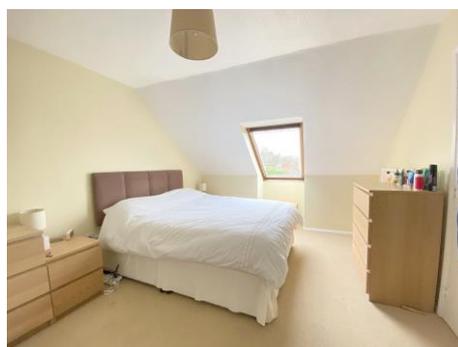


# DAVIS & LATCHAM ESTATE AGENTS

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 Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:  
 homes@davislatcham.co.uk



- Comfortable 1st and 2nd floor Maisonette
- Quiet edge of Town Residential area
- Bedroom & Bathroom
- Parking Space & Garage Nearby
- Electric Heating
- Ideal First Purchase or Buy-to-Let Investment
- Sitting Room & Kitchen
- Second Floor Double Bedroom & Shower Room
- Enclosed Easily Managed West-facing Garden
- Upvc Sealed-unit Double Glazing



**32 Camellia Drive, Warminster, Wiltshire, BA12 7RP**

**£180,000**



Ideal for First Purchase or Buy-to-Let Investment this comfortable 1st and 2nd floor Maisonette occupies a quiet setting in a popular edge of Town Residential area. Secure Communal Entrance Hall with staircase to First Floor, Inner Hall, Pleasant Sitting Room & Kitchen, Bedroom & Bathroom, Second Floor with Double Bedroom & Shower Room, Parking Space & Garage Nearby, Enclosed Easily Managed West-facing Garden, Electric Heating & Upvc Sealed-unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious maisonette located on the First and Second Floor of a block of 4 purpose-built homes first occupied in 1987 which has attractive brick elevations under a tiled roof and benefits from Electric heating together with sealed unit double glazing and has the added bonus of a Garage nearby with an additional parking space in front. The comfortable well-presented living accommodation would be ideal for first-time purchase or as a buy-to-let investment - properties to let are in high demand locally, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** nicely tucked away in Camellia Drive, a popular edge of town residential area on the Western fringes of Warminster close to open country yet within easy reach of neighbourhood shops which include a Tesco Express and Co-op both providing everyday needs. The area is served by regular buses to the bustling town centre which has excellent shopping facilities, 3 supermarkets - including a Waitrose store and a variety of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury 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 road 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 road.

## ACCOMMODATION

**Secure Communal Entrance Hall** having doorbell/intercom linked to number 32 and staircase to First Floor Landing where an individual front door opens into:

**Entrance Hall** having night store heater, built-in cupboard, staircase to Second Floor and useful understairs cupboard.

**Pleasant Sitting Room** 13' 11" x 11' 7" (4.24m x 3.53m) having large window enjoying a sunny Westerly aspect, T.V./Satellite aerial point, night store heater, entryphone handset and door into the Kitchen.

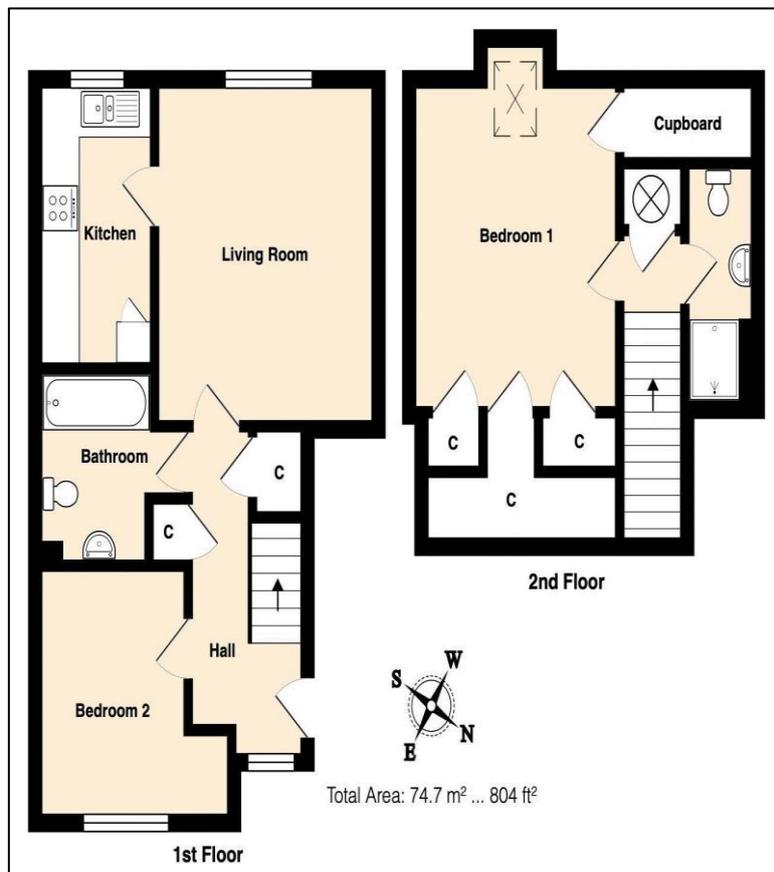
**Kitchen** 11' 6" x 5' 10" (3.50m x 1.78m) having range of postformed worksurfaces, inset 1½ bowl stainless steel sink, ample drawer and cupboard space, complementary ceramic tiling, matching overhead cupboards, built-in Electric Oven and Ceramic Electric Hob with Filter Hood above, plumbing for washing machine, extractor fan and Dimplex fan heater.

**Bedroom Two** 10' 1" x 7' 8" (3.07m x 2.34m) plus recess - suitable for wardrobe, having electric panel heater.

**Bathroom** having White suite comprising panelled bath, pedestal hand basin, low level W.C., complementary ceramic tiling, electric towel radiator and extractor fan.

**Second Floor Landing** having access hatch to roof and built-in airing cupboard housing hot water cylinder with twin immersion heaters fitted.

- Shower Room** having White suite comprising shower enclosure with Mira shower controls and glazed splash door, pedestal hand basin, low level W.C., electric towel radiator and extractor fan.
- Bedroom One** 13' 5" x 10' 11" (4.09m x 3.32m) a spacious room having a Velux roof window ensuring natural light, panel heater, 2 built-in eaves cupboards and 2 built-in wardrobe cupboards.
- OUTSIDE**
- Garage** the right-hand of a block of 3 nearby having up & over door and additional space in front.
- The Garden** is easily maintained, located to the rear of the property, approached via a gated path and providing some outside space, laid to grass and nicely enclosed by fencing.
- Services** We understand Metered Mains Water, Drainage & Electricity are connected to the property.
- Tenure** Leasehold with vacant possession - we are advised the property is held under the terms of a 189 year lease which commenced 25th March 1987.
- Ground Rent** The property is subject to a Ground Rent of £150.00 per annum.
- Communal Maintenance** The upkeep of the communal areas - the Hall and Stairwell are maintained on an ad hoc basis by the residents of the four properties in the block.
- Rating Band** "A"
- EPC URL** To Be Advised



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

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.

**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)

32 Camellia Drive WARMINSTER BA12 7RP	Energy rating	Valid until:	8 July 2034
	<b>C</b>	Certificate number:	0032-1212-8304-9109-1304

Property type	Top-floor flat
Total floor area	71 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 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

