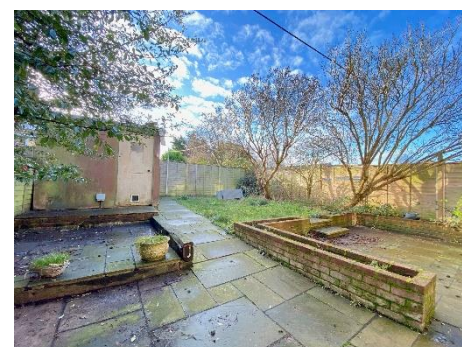


DAVIS & LATCHAM ESTATE AGENTS

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- Spacious Terraced House
- Great First Purchase or Buy-to-Let Investment
- Spacious Well Appointed Kitchen/Diner
- Bathroom
- Gas-fired Central Heating to radiators
- No Onward Chain
- Dual Aspect Sitting Room
- 3 Bedrooms
- Enclosed South-facing Rear Garden
- Upvc Sealed Unit Double Glazing



14 Pound Row, Warminster, Wiltshire, BA12 8NQ

£240,000



Immediately available with No Associated Sale Chain this spacious Terraced House would be a great choice for First Purchase or Buy-to-Let Investment. Entrance Lobby, Pleasant Dual Aspect Sitting Room, Spacious Well Appointed Kitchen/Diner, First Floor Landing, Bathroom & 3 Bedrooms, Enclosed South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a mature terraced house originally built for the local authority, but like many in Pound Row is now in private ownership, which has brick elevations under a tiled roof. The good-sized living accommodation benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing and has the added bonus of a large well appointed contemporary Kitchen/Diner. Immediately available with no onward sale chain, this would be a great choice for someone who is purchasing for the first time or as a buy-to-let investment hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Ideal for families with young children, as schooling is conveniently closeby at Princecroft Primary School - rated Good by Ofsted. Also nearby is a small children's play area and a neighbourhood shop serving everyday needs is located just a few minutes away on foot in West Parade and a Co-op in Victoria Road whilst the bustling town centre is within easy reach and has excellent shopping facilities – 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, clinics and hospital, and a railway 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, Portsmouth and Southampton. The town is well 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. The A36, A350 and A303 trunk routes 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

Double Glazed Entrance Lobby ideal for damp coats, wet wellies, pushchairs etc., having Upvc glazed front door, housing Ideal Logic Gas-fired combi-boiler supplying central heating and domestic hot water and inner door leading into:

Spacious Kitchen/Diner 17' 10" x 10' 6" (5.43m x 3.20m) a standout feature having postformed worksurfaces inset 1½ bowl sink, range of contemporary Dark Blue units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven, Ceramic Hob with Filter Hood above, integrated washing machine, deep understairs cupboard, further cupboard housing Fridge/Freezer, radiator, recessed lighting, polished Porcelain tiled flooring, Hive heating controls, plenty of space for a breakfast table & chairs, door to Rear Garden and staircase to First Floor.

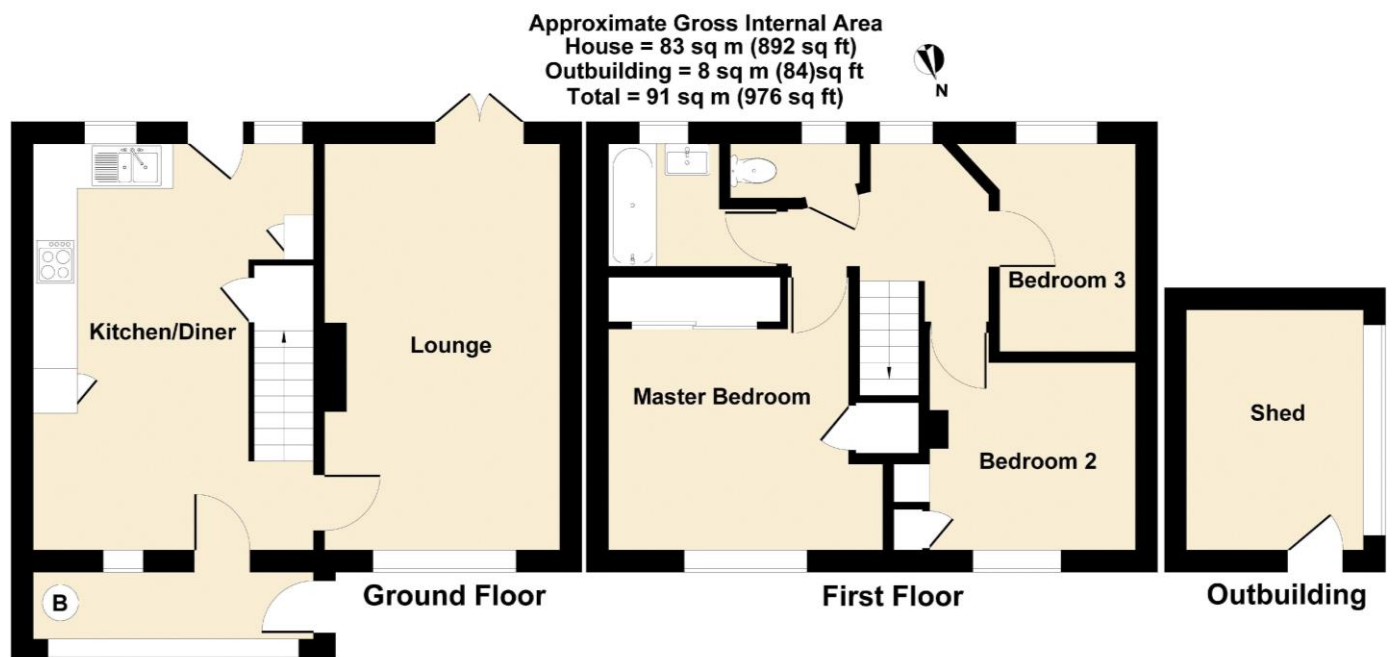
Pleasant Dual Aspect Sitting Room 17' 11" x 10' 5" (5.46m x 3.17m) having fireplace opening - fire not in current use but creating a focal point, radiator, T.V. aerial point and double French doors opening onto Garden Terrace.

First Floor Landing having access hatch to the loft.

Bedroom One 10' 6" x 10' 3" (3.20m x 3.12m) having radiator, range of wardrobe cupboards and built-in cupboard.

Bedroom Two 10' 7" x 8' 4" (3.22m x 2.54m) plus door recess having radiator and built-in cupboard, dressing surface and drawers.

Bedroom Three	9' 5" x 7' 3" (2.87m x 2.21m) having radiator and shelved recess.
Bathroom	having White suite comprising panelled bath with iflo shower above and glazed splash screen, pedestal hand basin with cupboard under, extractor fan and heated towel rail.
Separate W.C.	having White low level suite.
OUTSIDE	
Parking	On-Street Parking is usually available nearby on Pound Row and Pound Street.
The Garden	To the front is a low maintenance area and a meandering path to the front door whilst the Rear Garden includes two areas of paving and an area of lawn whilst in one corner is a large Workshop with power connected, all nicely enclosed 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/0754-1212-1302-0010-1200



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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43 Market Place
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Website - www.davislatcham.co.uk
Email - 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)

14 Pound Row WARMINSTER BA12 8NQ	Energy rating C	Valid until: 29 May 2032
		Certificate number: 0754-1212-1302-0010-1200

Property type: Mid-terrace house

Total floor area: 83 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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