

# DAVIS & LATCHAM ESTATE AGENTS

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**Beautifully presented Detached family home  
In a quiet Cul-de-Sac**

**Spacious Well Equipped Dual Aspect Kitchen/Dining Room  
Detached Garage & Driveway Parking  
Gas-fired Central Heating to radiators**

- Built by Redrow Homes on the Tascroft Rise development
- Cloakroom, Dual Aspect Living Room
- Bathroom, 3 Double Bedrooms – 1 with En-Suite
- Private South-facing Walled Garden
- Upvc Sealed-unit Double Glazing



**3 Kyte Close, Warminster, Wiltshire, BA12 8GE**

**£395,000**



This beautifully presented Detached family home built by Redrow Homes is located in a quiet Cul-de-Sac on the popular Tascroft Rise development on the Western fringes of the Town. Canopy Porch, Entrance Hall, Cloakroom, Pleasant Dual Aspect Living Room, Spacious Well Equipped Dual Aspect Kitchen/Dining Room, First Floor Landing, Family Bathroom, 3 Double Bedrooms – 1 with Spacious En-Suite Shower Room, Detached Garage & Driveway Parking and Private South-facing Walled Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

## Accommodation

**THE PROPERTY** is an extremely well presented detached family home, first occupied in 2018, which has attractive brick and colour-washed rendered elevations under a tiled roof and benefits from dual-zone Gas-fired central heating to radiators together with Upvc sealed-unit double glazing with large windows allowing the light to flood in. This light and airy home is complemented by a private enclosed South-facing Garden and will be sold with the balance of a 10 year NHBC warranty. A great choice for a family seeking a contemporary home which is ready to be moved into, hence the Agents strongly advise an early accompanied inspection in order to avoid disappointment.

## LOCATION

Kyte close is a quiet cul-de-sac on the highly regarded Tascroft Rise development on the extreme Western fringes of Warminster, not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen walkers and cyclists alike. Within easy reach is a small parade of neighbourhood shops, including a recently refurbished Tesco Express, providing everyday needs whilst the bustling town centre is just over 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 on 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 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

- Canopy Porch** having courtesy light and double glazed front door leading into:
- Entrance Hall** having radiator, cloaks hanging space, heating controls and staircase to First Floor.
- Cloakroom** having contemporary White suite comprising low level W.C., hand basin, recessed lighting, radiator and extractor fan.
- Pleasant Dual Aspect Sitting Room** 18' 10" x 10' 8" (5.74m x 3.25m) a delightful light & airy room with 2 radiators, T.V. aerial point, telephone point and deep understairs cupboard housing broadband terminal.
- Spacious Well Equipped Dual aspect Kitchen/Diner** 18' 10" x 10' 11" (5.74m x 3.32m) featuring extensive worksurfaces, inset 1½ bowl sink, contemporary White high gloss units providing ample drawer and cupboard space, complimentary tiling and matching overhead cupboards, integrated appliances including Gas Hob with Filter Hood above, AEG Electric Double Oven and Grill, built-in Fridge/Freezer and Dishwasher. Utility Cupboard with worksurface and plumbing for a washing machine, extractor fan and fusegear, overhead cupboard space and bin storage. Dining Area with recessed display shelving and cupboards, T.V. aerial point, ample space for dining table & chairs, recessed lighting, 2 radiators and double French doors opening out onto South-facing Garden Terrace.

**First Floor Landing** having radiator, hatch with folding ladder to boarded loft space with light connected and built-in cupboard housing Ideal Gas-fired combi-boiler supplying central heating to radiators and domestic hot water.

**Bedroom One** 11' 11" x 10' 11" (3.63m x 3.32m) having heating controls, radiator, twin matching built-in wardrobe cupboards and door into spacious En-Suite Shower Room.

**En-Suite Shower Room** having contemporary White suite comprising generous tiled shower enclosure with thermostatic shower controls and glazed splash door, hand basin, low level W.C., electric shaver point, extractor fan, towel radiator and recessed lighting.

**Bedroom Two** 10' 8" x 9' 4" (3.25m x 2.84m) having radiator.

**Bedroom Three** 10' 8" x 9' 1" (3.25m x 2.77m) having radiator.

**Family Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower over, complementary tiling and glazed splash screen, hand basin, low level W.C., electric shaver point, extractor fan, towel radiator and recessed lighting.

## OUTSIDE

**Detached Single Garage** 16' 9" x 10' 3" (5.10m x 3.12m) approached over a driveway providing off road parking with attractive up-down lighters and security light, up & over door to Garage, power & light connected and roof storage space. Wiring has been installed in readiness for an EV charging point.

**The Attractive Enclosed South-facing Garden** is mainly to the side of the property. At the front of the property steps lead to the front door flanked by well stocked borders. The main Garden includes a paved terrace and an area of lawn with raised borders and an outside tap, all enclosed by walling and closeboarded fencing ensuring privacy whilst a gate gives access to the driveway.

**Services** We understand Mains Water, Drainage, Gas & Electricity is connected to the property.

**Tenure** Freehold with vacant possession.

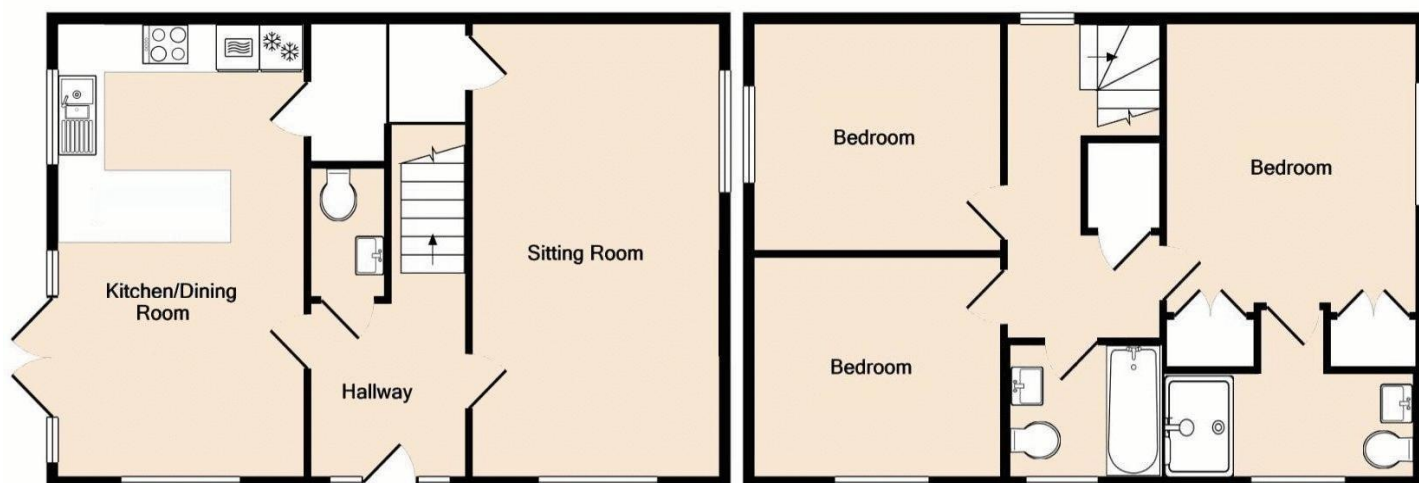
**Service Charge** There is an annually reviewable Service Charge currently £161.18 relating to repair and maintenance of the communal areas on the development.

**Rating Band** "D"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/8006-7225-8539-0007-0383>







## FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

### VIEWING

By prior appointment through  
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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)

3 Kyte Close WARMINSTER BA12 8GE	Energy rating <b>B</b>	Valid until: <b>1 July 2028</b>
		Certificate number: <b>8006-7225-8539-0007-0383</b>

Property type

Detached house

Total floor area

106 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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