

# DAVIS & LATCHAM ESTATE AGENTS

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- Individual Detached Victorian Cottage
- Located close to the Town Centre
- Large Conservatory, Dining Room
- Spacious Bathroom & 3 Bedrooms
- Electric Night Store Heating
- Ripe for renovation with scope for development (STPP)
- Cloakroom, Sitting Room with open fire
- Kitchen/Diner & Conservatory
- Garage & Parking, Large Established Walled Gardens
- Sealed-unit Double Glazing.



**Eastway Cottage, 7 Imber Road, Warminster, Wiltshire, BA12 9DB**

**Offers in Excess of £450,000**



Located close to the Town Centre and ripe for renovation this individual Detached Victorian Cottage stands in .44 Acre plot with scope for residential development (STPP) Spacious Hall, Cloakroom, Sitting Room with open fire, Large Conservatory, Dining Room, Kitchen/Diner & Conservatory, First Floor Landing, Spacious Bathroom & 3 Bedrooms, Garage & Parking, Large Established Walled Gardens, Electric Night Store Heating & Sealed-unit Double Glazing.

## Accommodation

**THE PROPERTY** is an individual detached Victorian cottage, believed to have originated as the gardener's cottage of the nearby Eastway House, which has brick elevations under a slate roof and benefits from electric night store heating together with double glazing. Ripe for renovation, the cottage stands within a walled garden extending to circa .44 acre with scope for development as planning permission 13/03300/FUL - now expired, was granted in 2013 for a single storey dwelling within the garden hence the Agents see the possibility of a fresh application being considered favourably. Subject to the required permission, this site could suit a pair of bungalows whilst at the same time retaining and renovating the existing cottage. Properties located in close proximity of the town centre are proving scarce hence the Agents strongly recommend an early accompanied inspection in order to avoid disappointment.

**LOCATION** Imber Road would be a great choice for someone seeking a town centre home within moments from schooling and just a short stroll from the bustling town centre with its excellent shopping facilities - 3 supermarkets including a nearby Waitrose store together with a host of independent shops and eateries. Warminster enjoys a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful park and leisure gardens 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. The town is also well served by buses whilst other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train, as are the various Salisbury Plain military bases whilst Bournemouth, Bristol and Southampton Airports are each just over an hour by road.

## ACCOMMODATION

Spacious Entrance Hall having night store heater, staircase to First Floor and understair cupboard.

Cloakroom having low level W.C.

Utility Room 10' 0" x 4' 11" (3.05m x 1.50m) having sink unit with electric water heater, drawer and cupboard space, point for electric cooker and door into:

Study/Dining Room 15' 0" x 10' 11" (4.57m x 3.32m) having corner fireplace – not at present in use, night store heater, understair cupboard and staircase to Secondary First Floor Landing.

Sitting Room 15' 0" x 13' 8" (4.57m x 4.16m) having open fireplace with natural stone surround creating a focal point, exposed ceiling timberwork, night store heater and door to Conservatory.

Kitchen/Diner 14' 11" x 9' 5" (4.54m x 2.87m) having postformed worksurfaces, stainless steel sink, drawer and cupboard space, point for electric cooker, plumbing for washing machine, space for a dining table and chairs, cupboard housing electrical fusegear and door to Conservatory.

Large Double Glazed Conservatory 18' 1" x 8' 3" (5.51m x 2.51m) overlooking the Rear Garden having power connected and door opening into Rear Garden.



From the Kitchen a door leads into a large side passageway with door to front Gardens and door to footpath serving as a shortcut to East Street.

**First Floor Landing** having built-in shelved linen cupboard housing hot water cylinder with immersion heater.

**Bedroom One** 14' 2" x 12' 10" (4.31m x 3.91m) having night store heater, telephone point, fitted wardrobe cupboards and dressing surface.

**Bedroom Two** 14' 1" x 10' 6" (4.29m x 3.20m) having night store heater and built-in cupboard.

**Spacious Bathroom** having Pampas coloured suite comprising panelled bath with Triton shower above, pedestal hand basin, low level W.C. and complementary tiling.

Approached from the Sitting Room is Secondary First Floor Landing.

**Bedroom Three** 14' 11" x 7' 6" (4.54m x 2.28m) plus door recess, having night store heater and hand basin.

## OUTSIDE

**Ample Off Road Parking** approached via a gated entrance from Imber Road with space for several vehicles together with a Detached Single Garage.

**The Gardens** The cottage has two areas of walled Garden. To the front of the cottage is an extensive area laid to lawn with numerous established shrubs and trees, upon which historic planning permission now expired, was granted for a detached single storey dwelling whilst to the rear of the cottage is another sizeable area laid to lawn which enjoys a Southerly aspect and includes a Greenhouse. We understand the property also enjoys a pedestrian right of way via a footpath serving as a shortcut to East Street. In all the plot occupied by the cottage extends to circa 0.44 acre.

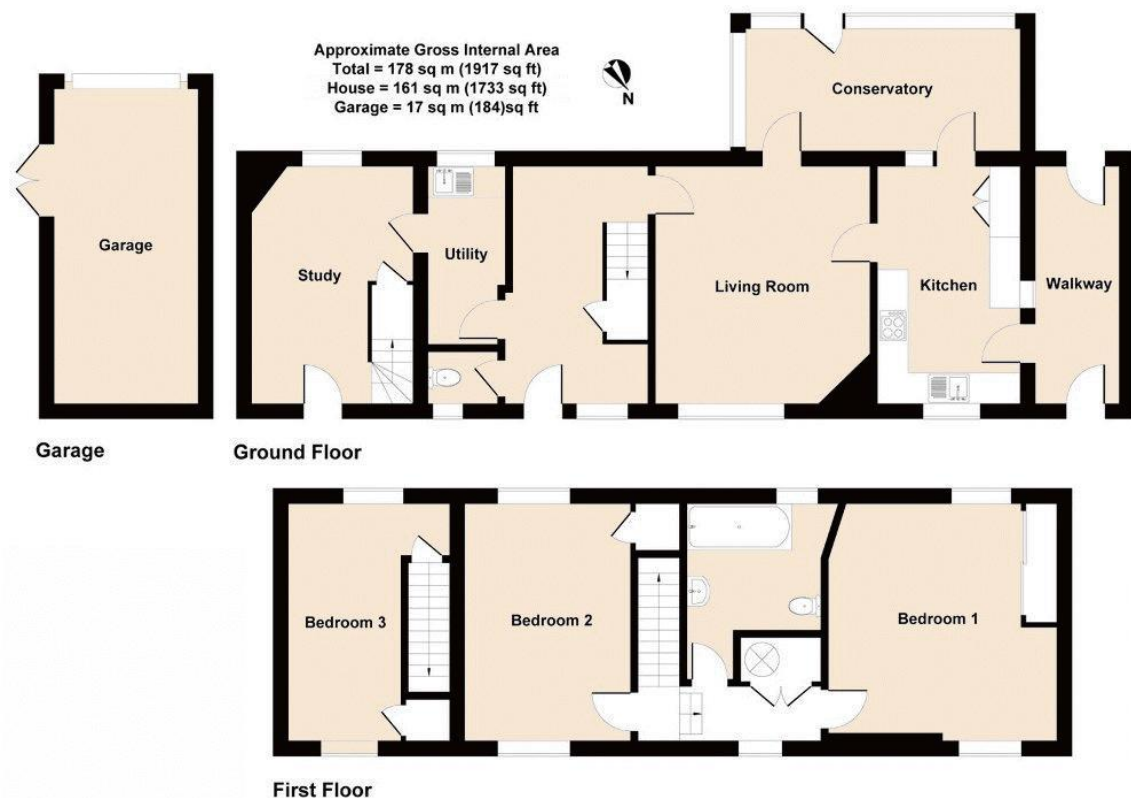
**Services** We understand Mains Water, Drainage and Electricity are connected. Mains Gas is available in Imber Road.

**Tenure** Freehold with vacant possession.

**Rating Band** "E"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0220-0190-0157-6100-1543>





## FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

### VIEWING

By prior appointment through  
**DAVIS & LATCHAM**  
 43 Market Place  
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 Wiltshire  
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 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)			
7 Imber Road WARMINSTER BA12 9DB	Energy rating  F	Valid until:	5 January 2035
		Certificate number:	0220-0190-0157-6100-1543
Property type		Detached house	
Total floor area		136 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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 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