

DAVIS & LATCHAM ESTATE AGENTS

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- Individual Detached Bungalow**
- No Onward Chain**
- Living Room, Dual Aspect Kitchen/Diner**
- Gas-fired Central Heating to radiators**
- A short walk to the Town centre**
- Double Bedroom, Bathroom**
- South-facing Rear Garden**
- Upvc Double Glazing**



64 East Street, Warminster, Wiltshire, BA12 9BW

£165,000



With just a short walk to the Town centre and Train Station this individual Detached Bungalow is close to all amenities yet nicely tucked well away from passing Town traffic. Entrance Porch, Hall, Double Bedroom, Bathroom, Living Room & Dual Aspect Kitchen/Diner, South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is an individual detached bungalow which has colour-washed rendered elevations are under a slate tiled roof (which was renewed in 2022) and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. Although now in need of some cosmetic updating this is a rare opportunity for someone with a limited budget to acquire a detached town centre home, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

approached via an archway off East Street, shared with neighbouring properties and nicely tucked away from passing traffic yet just minutes on foot from the bustling town centre with its excellent shopping facilities, 3 supermarkets - including a nearby Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics and a beautiful town centre park whilst the town is well served by local buses 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. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are 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

Entrance Porch having Upvc double glazed front door and cupboard housing electric meter.

Hall with radiator.

Double Bedroom 13' 4" x 11' 1" (4.06m x 3.38m) having mirror fronted wardrobes and radiator.

Living Room 17' 1" x 11' 0" (5.20m x 3.35m) having polished wood fire surround with decorative tiling, T.V. aerial point, loft access and door into Kitchen/Diner.

“L-Shaped” Dual Aspect Kitchen/Diner 15' 7" max x 14' 4" max (4.75m x 4.37m) having postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, complementary tiling, matching overhead cupboards, recess for electric cooker with Filter hood above, space for fridge/freezer, plumbing for washing machine, radiator, ample space for breakfast table and chairs, tiled flooring, side door and double French doors to paved terrace.

Bathroom having White suite comprising panelled bath with Triton shower over, vanity hand basin with cupboard under, low level W.C., towel radiator, complementary floor and wall tiling and cupboard housing Gas-fired Worcester combi-boiler supplying domestic hot water and central heating to radiators.

OUTSIDE

Private Enclosed Garden is to the rear of the property and enjoys privacy and a southerly aspect. From the French doors is a paved terrace with steps up to a path leading to a metal shed flanked by borders. There is a side gate from the Garden and the whole is nicely enclosed by a wall and fencing ensuring privacy.

The Bungalow is Approached via an archway off East Street which is shared with neighbouring properties.

Note 1: There is a tenant in situ who would be happy to remain subject to agreeing terms with a new landlord.

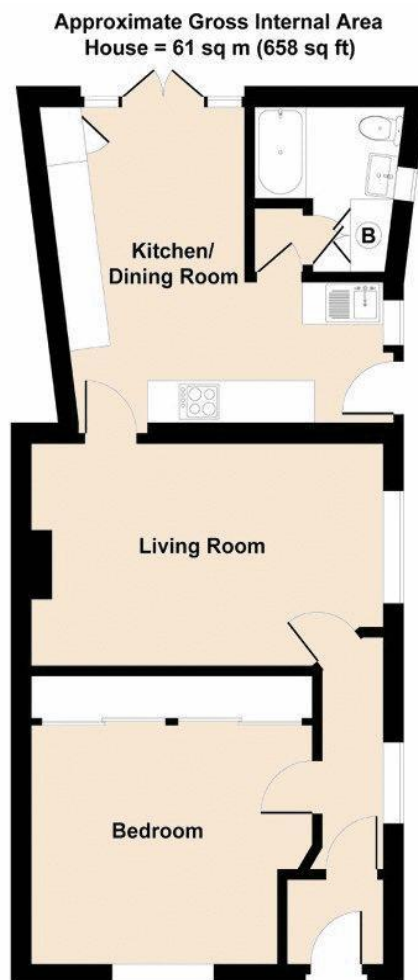
Note 2: We understand from our vendor the roof was renewed in 2022 at a cost of circa £18,000.

Services We understand Mains Gas, Electricity, Water and Drainage are all connected.

Tenure Freehold with vacant possession.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0999-1212-8305-9700-1700>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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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)

64 East Street WARMINSTER BA12 9BW	Energy rating E	Valid until: 12 January 2035
		Certificate number: 0999-1212-8305-9700-1700

Property type	Detached bungalow
Total floor area	58 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 E. 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		87 B
69-80	C		
55-68	D		
39-54	E	51 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