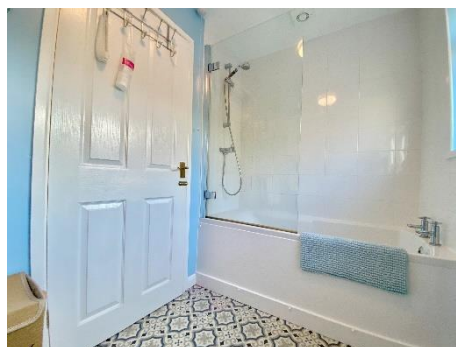


DAVIS & LATCHAM ESTATE AGENTS

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|---|---|
| Comfortable well appointed Detached Bungalow | • Great choice for retirement |
| Edge of Town setting | • 3 Bedrooms, Bathroom |
| Sunny South-facing Sitting Room, Dining Room | • Well Appointed Kitchen, Utility Room |
| Garage & Ample Driveway Parking | • Private Established South-facing Rear Garden |
| Gas-fired Central Heating | • Upvc Sealed-Unit Double Glazing |



33 Thornhill Road, Warminster, Wiltshire, BA12 8EF

£375,000



A great choice for retirement this comfortable well appointed Detached Bungalow occupies a pleasant edge of Town setting in a popular Residential road. Entrance Hall, 3 Bedrooms, Bathroom, Sunny South-facing Sitting Room, Dining Room, Well Appointed Kitchen, Utility Room, Garage & Ample Driveway Parking, Private Established South-facing Rear Garden, Gas-fired Central Heating & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive extended detached bungalow which has reconstructed stone and colour-washed rendered elevations under a tiled roof and benefits from Gas-fired central heating together with Upvc sealed-unit double glazing and has the added bonus of a Dining Room extension. A truly excellent choice for retirement this is an opportunity to acquire a beautifully presented light and airy bungalow with a very private sunny South-facing Rear Garden, hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Thornhill Road is a popular residential area on the Western fringes of Warminster, close to open country and the woodland of the Longleat Estate - great for dog-walking, yet within a short stroll from a small parade of neighbourhood shops including a Tesco Express. Just moments on foot is a bus stop with the area being served by regular 'buses to the town centre, just over a mile distant, with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries whilst other amenities include a theatre, library, hospital and clinics 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 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 communications throughout the South-West and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having double glazed front door, polished woodblock flooring, telephone point, cupboard housing electrical fusegear and built-in shelved linen cupboard.

Bedroom One 11' 1" x 9' 5" (3.38m x 2.87m) having radiator and built-in wardrobe.

Bedroom Two 11' 1" x 9' 5" (3.38m x 2.87m) having radiator and built-in wardrobe.

Bedroom Three 9' 5" x 8' 0" (2.87m x 2.44m) currently used as a home office - having radiator and built-in wardrobe.

Bathroom having contemporary White suite comprising panelled bath with thermostatic shower and glazed splash screen, pedestal hand basin, low level W.C., complementary wall tiling, radiator and extractor fan.

Pleasant Sitting Room 17' 7" x 10' 0" (5.36m x 3.05m) a delightful sunny South-facing room featuring a large picture window overlooking the attractive Rear Garden and having radiator and T.V. aerial point. We understand there is polished wood block flooring beneath the carpet.

Well Appointed Kitchen 12' 5" x 9' 1" (3.78m x 2.77m) having extensive worksurfaces, inset 1½ bowl stainless steel sink and contemporary Cream coloured units providing ample drawer and cupboard space, matching overhead cupboards, complementary tiling, point for electric cooker, plumbing for dishwasher, integral Fridge/Freezer, cupboard housing Gas-fired Baxi combi-boiler supplying central heating to radiators and domestic hot water, tiled flooring and opening into Dining Room.

Dining Room	10' 3" x 10' 3" (3.12m x 3.12m) overlooking the Rear Garden having radiator and ample space for a dining table & chairs and sliding patio door opening onto Garden terrace.
	From the Kitchen a door leads into:
Utility Room	having sink unit, cupboards and drawers, plumbing for washing machine and double glazed front and rear doors to Garden and driveway.

OUTSIDE

Garage	15' 8" x 8' 0" (4.77m x 2.44m) approached via long driveway providing ample off-road parking, having recently renewed up & over door and power & light.
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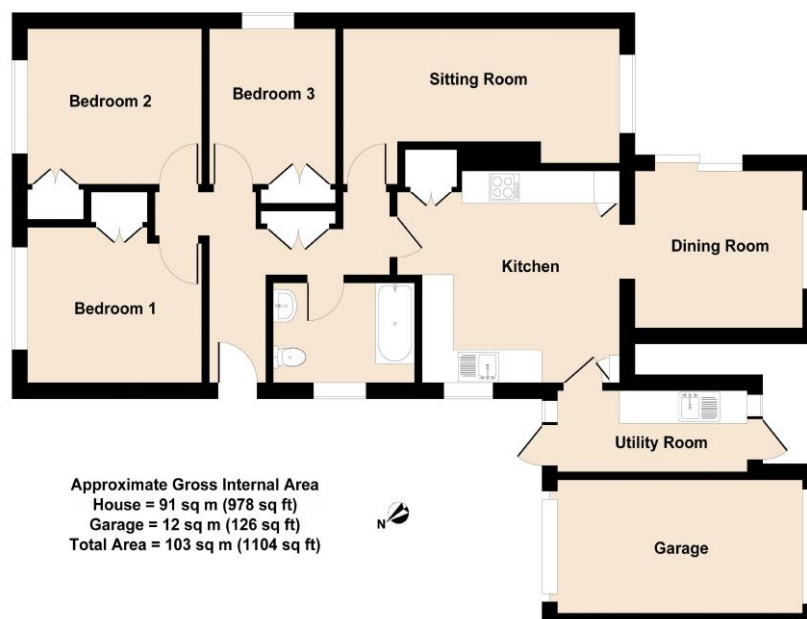
The Attractive Well Stocked Gardens are a feature. The front Garden is laid to an area of lawn with well stocked borders, whilst the sunny South-facing rear Garden which includes a paved terrace, an area of lawn, paved pathways, decorative slate, ornamental shrubs and borders well stocked with seasonal plants and bulbs. A gate provides access from the front Garden to the rear Garden whilst a side gate leads to a public footpath running adjacent to the bungalow. At the end of the Garden are two Sheds and the whole is nicely enclosed by mature hedging including conifers, the foliage of which ensures a high level of privacy.

Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
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Tenure	Freehold with vacant possession.
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Rating Band	"D"
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EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8580-6621-7550-4779-1206
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FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
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Website - 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)

33, Thornhill Road WARMINSTER BA12 8EF	Energy rating C	Valid until: 31 August 2030
		Certificate number: 8580-6621-7550-4779-1206

Property type: Detached bungalow

Total floor area: 82 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		85 B
69-80	C	69 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