

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious extended Semi-Detached House
- Cloakroom, Light & Airy Sitting Room
- Well Appointed Kitchen/Breakfast Room
- Integral Garage & Off-Road Parking
- Oil-fired Central Heating to radiators
- Provides well-appointed family-sized accommodation
- Spacious Dining Room
- 4 Bedrooms & Large Fully-tiled Family Bathroom
- Easily Managed Gardens
- Upvc Sealed Unit Double Glazing



7 Bests Lane, Sutton Veny, Warminster, Wiltshire, BA12 7AU

£410,000



This extremely spacious extended Semi-Detached House provides well-appointed family-sized accommodation in a pleasant setting on the outskirts of this popular Village. Entrance Lobby, Inner Hall, Cloakroom, Light & Airy Sitting Room, Spacious Dining Room, Well Appointed Kitchen/Breakfast Room, First Floor Landing, 4 Bedrooms & Large Fully-tiled Family Bathroom, Integral Garage & Off-Road Parking and Easily Managed Gardens, Oil-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable extended semi-detached house, originally built for the Local Authority but like many now in private ownership, which has brick elevations under a tiled roof and benefits from Oil-fired central heating to radiators together with Upvc sealed unit double glazing. A great choice for someone seeking a spacious well-appointed family home providing plenty of space to spread out, in a pleasant edge of village setting. Properties of this type are seldom available for sale in Sutton Veny hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Bests Lane is nicely tucked away on the outskirts of this small but friendly Wylde Valley village, close to unspoilt open countryside yet within easy reach of the village facilities including the highly regarded Sutton Veny Primary School – rated Good by Ofsted in 2023 together with the impressive Church of St John The Evangelist with its ANZAC war graves. Warminster is a little over 2 miles and has a bustling town centre which provides 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 Bournemouth, Southampton and Bristol airports are each just over an hour by road.

ACCOMMODATION

Entrance Lobby having decorative double glazed front door, fitted cupboard, ceramic tiled flooring and personal access to Garage whilst a glazed inner door leads into:

Well Appointed Kitchen/Breakfast Room 18' 1" x 11' 2" (5.51m x 3.40m) having extensive postformed worksurfaces, inset stainless steel sink, contemporary Cream-fronted units providing ample drawer and cupboard space, complementary tiling including decorative painted tiled scene of Salisbury Cathedral, and matching part glazed overhead cupboards with surface lighting, Rangemaster Toledo Electric range with feature glass Filter Hood above, plumbing for dishwasher, built-in cupboard, recessed spotlighting, radiator, ceramic tiled flooring, telephone point and ample space for a breakfast table & chairs.

From the Kitchen a glazed door leads into:

Inner Hall having ceramic tiled flooring, temperature thermostat, understair cupboard, radiator, double glazed door to Garden and staircase to First Floor.

Cloakroom having White suite comprising hand basin, low level W.C., radiator, ceramic tiled flooring and extractor fan.

A wide archway leads from the Hall into:

Spacious Dining Room 16' 4" x 11' 2" (4.97m x 3.40m) having radiator, T.V. aerial point and ample space for a large dining table and chairs.

Also leading off the Hall are glazed double doors into:

Light & Airy Sitting Room	19' 11" x 11' 9" (6.07m x 3.58m) having corner chimney breast housing a wood-burner creating a focal point, satellite/T.V. aerial points, wall light points, radiator and double glazed French doors opening out onto Garden Terrace.
First Floor	Landing having access hatch to loft space.
Bedroom One	14' 10" x 9' 5" (4.52m x 2.87m) enjoying far-reaching views, having radiator, built-in wardrobe cupboard and further cupboard and T.V. aerial point.
Bedroom Two	11' 2" x 9' 4" (3.40m x 2.84m) having range of fitted wardrobe cupboards, radiator, T.V. aerial point and further access hatch to loft space.
Bedroom Three	11' 3" max x 9' 4" (3.43m x 2.84m) having radiator, T.V. aerial point, built-in linen cupboard housing hot water cylinder with immersion heater fitted and timer controls for central heating.
Bedroom Four	8' 6" x 7' 11" (2.59m x 2.41m) currently used as a home office having radiator and T.V. aerial point.
Large Fully-tiled Family Bathroom	11' 2" x 9' 8" (3.40m x 2.94m) having White suite comprising panelled bath, walk-in Shower enclosure with curved glazed splash screen, low level W.C., vanity hand basin with cupboard under and matching medicine cabinet, chrome towel radiator, walls fully-tiled in complementary ceramics and recessed lighting.

OUTSIDE

Integral Garage	17' 10" x 11' 4" (5.43m x 3.45m) approached via brick paved forecourt, providing Off Road Parking with double doors, power & light connected, worksurface, sink and plumbing for washing machine and space for tumble dryer, radiator and in one corner Oil-fired Boulter Classic boiler supplying central heating to radiators and domestic hot water.
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The Garden is located to the rear of the property approached via a gated side path and includes a sizeable elevated paved terrace with balustrading enjoying far-reaching views whilst steps lead down to an area of decorative gravel edged with brick with a water feature and a pergola with private sheltered decking and space for a Hot Tub. Beyond is a large timber Shed and the remainder of the Garden is laid to lawn and enclosed by post and rail fencing.

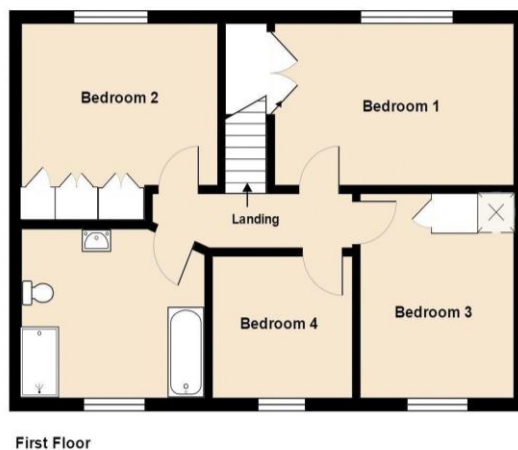
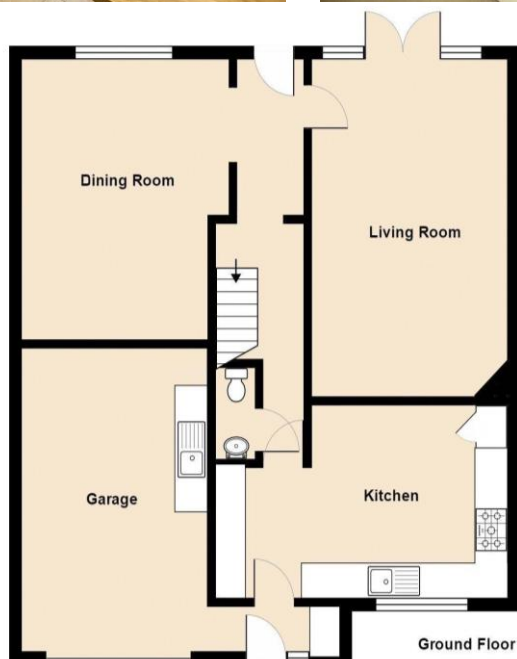
Note: Part of the Garden is held under licence from the Local Authority for which we understand a nominal fee of £25.00 is paid annually.

Services We understand Mains Water and Electricity are connected to the property whilst Drainage is to a Communal sewage system operated by Selwood Housing to whom a standing charge is payable. We are advised this is currently £60.00 per calendar month.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0926-1212-7605-9002-1000>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

7 Bests Lane Sutton Veny WARMINSTER BA12 7AU	Energy rating D	Valid until: 9 February 2035
		Certificate number: 0926-1212-7605-9002-1000

Property type	Semi-detached house
Total floor area	121 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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