

DAVIS & LATCHAM ESTATE AGENTS

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|-------------------------------------------------------|--------------------------------------------------|
| Extended Detached Bungalow | • In need of updating |
| Spacious Extended Sitting Room with Study Area | • Dining Room |
| Kitchen | • 3 Bedrooms, Shower Room |
| Garage & Off-Road Parking | • Easily Managed South-facing Rear Garden |
| Gas-fired Central Heating to radiators | • Double Glazing |



9 Broxburn Road, Warminster, Wiltshire, BA12 8EX

£300,000



In need of updating this extended Detached Bungalow is conveniently located in a popular residential area not far from a small parade of shops. Entrance Hall, 3 Bedrooms, Shower Room, Spacious Extended Sitting Room with Study Area, Dining Room, Kitchen, Garage & Off-Road Parking, Easily Managed South-facing Rear Garden, Gas-fired Central Heating to radiators & Double Glazing.

Accommodation

THE PROPERTY is an extended detached bungalow which has attractive brick and colourwashed rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with double glazing. The layout of the bungalow has been reconfigured and extended creating more than enough space and, although in need of some updating, this would be great choice for both family occupation or retirement. Properties of this type are always in demand hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Broxburn Road is a popular residential area close to open country and the woodland of the Longleat Estate - great for dog-walking, on the Western fringes of Warminster yet within moments on foot from a small parade of neighbourhood shops including a recently refurbished Tesco Express, providing everyday needs whilst the bustling town centre is just under 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, and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto 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

Entrance Hall	having radiator, wall light points, hatch to roof space and glazed double doors opening into Sitting Room.
Spacious Extended Sitting Room and Study Area	10' 9" x 7' 3" (3.27m x 2.21m) comprising Study Area 10'9" x 7'3" having radiator and opening into Sitting Room.
Sitting Room	16' 5" x 13' 8" (5.00m x 4.16m) having Electric fire creating a focal point, radiator, T.V. aerial point and sliding patio door opening onto sheltered Garden Terrace.
Kitchen	10' 1" x 8' 10" (3.07m x 2.69m) having postformed worksurfaces, inset stainless steel sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, plumbing for washing machine, cupboard housing Worcester Gas- fired boiler supplying domestic hot water and central heating and hot water cylinder with immersion heater fitted, tiled flooring, glazed doors to Garden and Dining Room.
Dining Room	11' 10" x 9' 10" (3.60m x 2.99m) having radiator and ample space for a dining table & chairs.
Bedroom One	11' 0" x 10' 7" (3.35m x 3.22m) having radiator.
Bedroom Two	11' 1" x 8' 11" (3.38m x 2.72m) having radiator.
Bedroom Three	14' 5" x 7' 10" (4.39m x 2.39m) having radiator.

Shower Room having White suite comprising shower enclosure with Mira shower controls, pedestal hand basin, low level W.C., complementary tiling and radiator.

OUTSIDE

Attached Garage 17' 5" x 8' 8" (5.30m x 2.64m) approached via the driveway providing off-road parking, having up & over door and power & light connected.

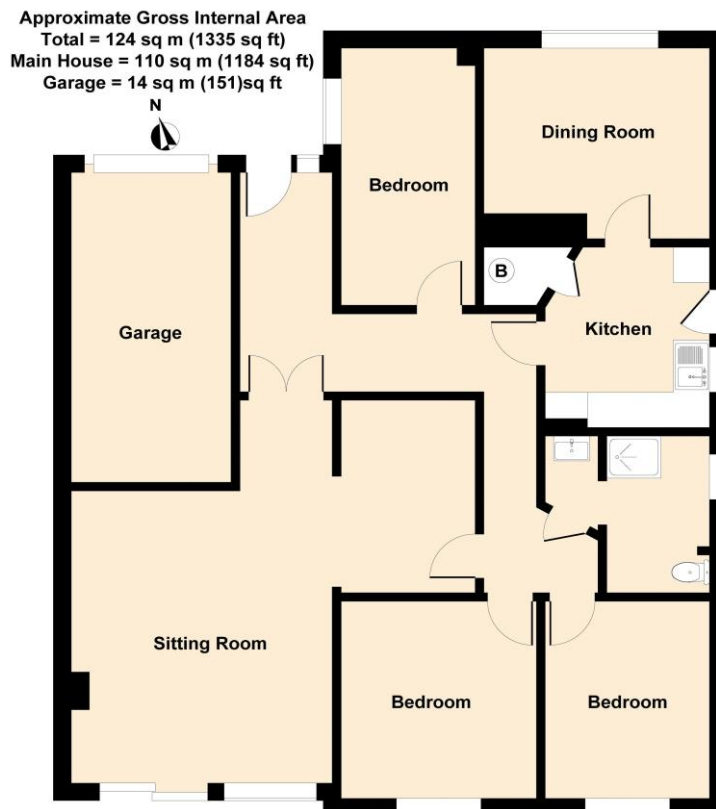
The Easily Managed Gardens are laid to the front of the property to an area of lawn set behind shallow walling whilst a gated path leads into the Rear Garden which enjoys a Southerly aspect and includes a small sheltered terrace and an area of lawn and a shed and the whole is nicely enclosed by walling and fencing.

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

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2190-7100-8140-1195-4201>



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)

9 Broxburn Road WARMINSTER BA12 8EX	Energy rating D	Valid until:	3 October 2034
		Certificate number:	2190-7100-8140-1195-4201

Property type	Detached bungalow
Total floor area	107 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 B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		