

DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully presented Detached Chalet-Style Home**
- Downstairs Double Bedroom and Shower Room
 - Fitted Kitchen & Utility Room
 - Garage & Ample Driveway Parking
 - Gas-fired Central Heating to radiators
 - Prized location
 - Sitting Room, Dining
 - 2 Further Double Bedrooms & Shower Room
 - Attractive Sunny South-facing Gardens
 - Sealed-Unit Double Glazing



21 The Downlands, Warminster, Wiltshire, BA12 0BD

£530,000



This beautifully presented Detached Chalet-Style Home occupies a prized location in this highly regarded residential area of the Town. Entrance Hall, Downstairs Double Bedroom and Shower Room, Pleasant Sitting Room, Dining Room, Fitted Kitchen & Utility Room, First Floor Landing, 2 Further Double Bedrooms & Shower Room, Garage & Ample Driveway Parking, Attractive Sunny South-facing Gardens, Gas-fired Central Heating to radiators & Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is an extremely well appointed detached chalet-style bungalow which has attractive reconstructed stone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit double glazing. This well presented home provides spacious light and airy living accommodation that would suit family occupation or retirement and is complemented by attractive well stocked South-facing Gardens. Being located in an exclusive residential area of the town this is a property which really must be viewed to be fully appreciated hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION The Downlands is a highly regarded private residential area on the Northern fringes of Warminster, built around an extensive open landscaped area and in the lea of the local beauty spot Cop Heap and also not far from the Downs and Golf Course. The bustling town centre is within a comfortable short stroll on foot and provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre & library, hospital & clinics, and a nearby railway station. The town is well served by local buses whilst 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, Trowbridge, Frome, Bath and Salisbury are all within a comfortable driving distance 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 Hall having radiator, telephone point, temperature thermostat, understairs cupboard, built-in cloaks cupboard and staircase to First Floor.

Downstairs Bedroom Three 10' 7" x 9' 8" (3.22m x 2.94m) having radiator.

Shower Room having easy access shower enclosure with thermostatic shower controls and glazed splash screen, White suite comprising low level W.C., pedestal hand basin and towel radiator.

Pleasant South-facing Sitting Room 18' 8" x 14' 2" (5.69m x 4.31m) a delightful Sunny room overlooking the Rear Garden and having feature stone fireplace housing coal effect Gas fire creating a focal point, T.V. aerial point, 2 radiators, wall light points and French doors opening onto Garden Terrace.

Spacious Dining Room 12' 11" x 10' 9" (3.93m x 3.27m) also a delightful room overlooking the Garden, having radiator and ample space for a dining table and chairs.

Well Appointed Kitchen/Diner 22' 2" x 9' 3" (6.75m x 2.82m) having postformed worksurfaces with inset 1½ bowl sink, range of Cream coloured units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, surface lighting, 6-burner Britannia Gas Range with Filter Hood above, built-in Dishwasher, Breakfast Area overlooking the Garden with ample space for breakfast table & chairs, radiator, French doors opening onto Garden Terrace and archway into Side Lobby with shelved pantry and door into Utility Room.

Utility Room	10' 10" x 6' 10" (3.30m x 2.08m) having units matching the Kitchen including stainless steel sink, plumbing for washing machine, shelved linen cupboard, radiator, tiled flooring and door to Garden.
First Floor Landing	having built-in cupboard and door to eaves storage.
Bedroom One	13' 7" x 12' 3" (4.14m x 3.73m) having fitted wardrobe space, two Velux roof windows ensuring plenty of natural light, radiator and access to eaves.
Bedroom Two	15' 0" x 10' 9" (4.57m x 3.27m) having ample fitted wardrobe space, radiator and access to eaves.
Shower Room	having contemporary White suite comprising corner shower enclosure with Bristan shower controls, complementary tiling and glazed splash doors, vanity hand basin with drawers under, low level W.C. with concealed cistern, wall light points, mirror and towel radiator.

OUTSIDE

Garage	17' 0" x 17' 4" (5.18m x 5.28m) narrowing to 12' 4" approached via a double width tarmac driveway providing ample off-road parking space, with up and over door, personal door, power & light connected and Gas-fired Vaillant combi-boiler supplying domestic hot water and central heating to radiators.
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The Attractive Gardens include to the front an area of lawn with borders stocked with seasonal bulbs whilst the sunny South-facing Rear Garden is of a good size and has a large paved terrace with sun awning and steps down to a sizeable area of lawn, borders stocked with ornamental shrubs and plants including a sheltered seating area – somewhere to relax and read a book. The whole is nicely enclosed by fencing and hedging, the foliage of which ensures a high level of privacy.

Services	We understand Mains Water, Drainage, Gas & Electricity are connected.
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Tenure	Freehold with vacant possession.
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Rating Band	"E"
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Please Note:	The Downlands is a private residential area operating under the umbrella of a Residents' Association to which all residents must belong and pay a one-off lump sum of £750.00 on purchase and an annual subscription, currently £105.00 – discounted to £100.00 for prompt payment - which provides for the upkeep of communal areas, footpaths, roads etc.
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EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8256-7020-4739-2865-5926
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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)

21, The Downlands WARMINSTER BA12 0BD	Energy rating D	Valid until: 24 October 2026
		Certificate number: 8256-7020-4739-2865-5926

Property type	Detached bungalow
Total floor area	123 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.](#)

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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		