

DAVIS & LATCHAM ESTATE AGENTS

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- Detached House ideal for Family occupation**
On the popular Tascroft Rise development
Spacious Well-Appointed Kitchen/Diner & Utility Room
Detached Garage & Driveway Parking
Gas-fired Central Heating to radiators
- Extremely well presented
 - Cloakroom, Light & Airy Sitting Room
 - Family Bathroom & 4 Bedrooms - 1 En-Suite
 - Private Easily Managed West-facing Garden
 - Upvc Sealed-unit Double Glazing



36 Osprey Road, Warminster, Wiltshire, BA12 8GD

£450,000



An extremely well presented Detached family home on the popular Tascroft Rise development on the Western outskirts of the Town. Canopy Porch, Entrance Hall, Cloakroom, Light & Airy Sitting Room, Spacious Well-Appointed Kitchen/Diner & Utility Room, First Floor Landing, Family Bathroom & 4 Bedrooms - 1 En-Suite, Detached Garage & Driveway Parking and Private Easily Managed West-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a spacious 1950's inspired detached family home built by Redrow Homes as part of their Heritage range of house types which has attractive brick elevations under a tiled roof and benefits from dual-zone Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. First occupied in 2019 this is a beautifully presented light and airy home presented in pristine condition and complemented by an easily managed West-facing Rear Garden and will be sold with the benefit of the balance of a 10 year NHBC warranty. This property would be a great choice for a family seeking a spacious, contemporary home which is ready to move into, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

on the Western outskirts of Warminster, Osprey Road forms part of the very popular Tascroft Rise development built by Redrow Homes and immediately backs onto Warminster RFC ground on the edge of the town close to unspoilt country including the nearby Cannimore Woods which can be accessed via Folly Lane making this an ideal spot for keen ramblers, dog walkers and cyclists alike. Closeby is a children's play area and within is reach is a small parade of neighbourhood shops including a Tesco Express providing everyday needs whilst just over a mile distant is the town centre with excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre, library, hospital and clinics, a beautiful town park and 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, 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

Canopy Porch having courtesy light and double glazed front door opening into:

Entrance Hall having radiator, cloaks cupboard and staircase to First Floor.

Cloakroom having White suite comprising low level W.C., hand basin, radiator and recessed lighting.

Light & Airy Sitting Room 16' 6" x 11' 10" (5.03m x 3.60m) a delightful room with a large window allowing light to flood in, having radiator and T.V. aerial point.

Spacious Well Appointed Kitchen/Diner 25' 1" x 12' 10" (7.64m x 3.91m) having sparkling Silestone worksurfaces, inset 1½ bowl stainless steel sink, contemporary Grey-fronted units providing ample drawer and cupboard space and matching overhead cupboards with surface lighting, integrated appliances including Gas Hob with Filter Hood above, built-in Electric Oven & Grill, Dishwasher and Fridge/Freezer, recessed spotlighting, understairs cupboard housing broadband router, Dining Area with ample space for a breakfast table and chairs, radiator, space for sofas etc., T.V. aerial point and double French doors opening out onto Terrace.

Utility Room	also having sparkling Silestone worksurface, inset sink and cupboards, plumbing for washing machine, space for tumble dryer, electrical fusegear, heating controls, recessed lighting, Gas-fired Ideal boiler supplying domestic hot water and central heating to radiators and side door to driveway.
First Floor Landing	having radiator, built-in shelved linen cupboard housing pressurised hot water cylinder with immersion heater fitted and access hatch to loft space.
Bedroom One	14' 1" x 11' 10" (4.29m x 3.60m) a spacious room with built-in wardrobe cupboards, radiator and door into En Suite Shower Room.
En-Suite Shower Room	having contemporary White suite comprising tiled shower enclosure with thermostatic shower controls and glazed splash door, hand basin, low level W.C., electric shaver point, extractor fan and towel radiator.
Bedroom Two	13' 3" x 10' 11" (4.04m x 3.32m) having radiator.
Bedroom Three	11' 0" x 9' 8" (3.35m x 2.94m) having radiator.
Bedroom Four	9' 1" x 7' 6" (2.77m x 2.28m) having radiator.
Family Bathroom	having contemporary White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, hand basin, complementary tiling, low level W.C., electric shaver point, recessed lighting and towel radiator.

OUTSIDE

Detached Garage	20' 6" x 10' 5" (6.24m x 3.17m) approached via a tarmac driveway providing ample off-road parking and EV charging point, remotely operated door and power & light connected.
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The Easily Managed Gardens. To the front is a paved path to the front porch flanked by borders stocked with seasonal plants. A gate leads into the West-facing Rear Garden which attracts the afternoon Summer Sun and includes a paved terrace and a sizeable area of lawn, an outside tap and to the rear of the Garage is a small Greenhouse. The whole is enclosed by closeboarded fencing and hedging, the foliage of which ensures a high level of privacy, and being on the town's outskirts attracts a great deal of birdlife, squirrels and hedgehogs.

Services	We understand Mains Water, Drainage, Gas & Electricity is connected to the property.
Tenure	Freehold with vacant possession.
Service Charge	There is an annually reviewable Service Charge currently £161.18 relating to maintenance of the communal areas.
Rating Band	"E"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0953-3850-7011-9291-2061





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)

36 Osprey Road WARMINSTER BA12 8GD	Energy rating B	Valid until: 9 September 2029
		Certificate number: 0953-3850-7011-9291-2061

Property type	Detached house
Total floor area	128 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 B. It has the potential to be A.

[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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		