

DAVIS & LATCHAM ESTATE AGENTS

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- Chalet-Style Semi Detached House
- On the Southern outskirts of the Town
- Large Conservatory, Kitchen, Utility
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Offering scope for some updating
- Sitting Room, Dining Area
- Fully-tiled Bathroom & 3 Bedrooms
- Easily Managed Front & Rear Gardens
- Upvc Sealed-Unit Double Glazing



23 Ashley Place, Warminster, Wiltshire, BA12 9QJ

£297,500



Offering scope for some updating this Chalet-Style Semi is located on the Southern outskirts of the Town and would be a great choice for family occupation. Hall, Pleasant Sitting Room, Dining Area, Large Conservatory, Kitchen, Utility, First Floor Landing, Fully-tiled Bathroom & 3 Bedrooms, Garage & Driveway Parking, Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a semi-detached chalet-style house which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. Although now in need of some cosmetic updating the property offers family sized accommodation complemented by easily managed front & rear Gardens. This would be an excellent choice for someone seeking a family home in a peaceful residential area of the town hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Ashley Place is a popular residential area on the extreme Southern outskirts of Warminster, minutes from open country and unspoilt rural walks and just under a mile from the bustling town centre which has excellent shopping facilities and 3 supermarkets - including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics, a beautiful town centre park and a railway station. The town is well served by buses and trains and rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Southampton and Bournemouth airports are each just over an hour by car.

ACCOMMODATION

- Entrance Hall** having Upvc double glazed front door, radiator, understairs cupboard, laminate flooring and staircase to First Floor.
- Pleasant Sitting Room** 12' 10" x 10' 5" (3.91m x 3.17m) having fireplace with decorative surround housing wood burner creating a focal point, T.V. aerial point, telephone point, radiator and laminate flooring.
- Dining Area** 10' 10" x 9' 3" (3.30m x 2.82m) with ample space for table and chairs, radiator, laminate flooring and French doors opening into:
- Large Double Glazed Conservatory** 17' 1" x 11' 10" (5.20m x 3.60m) a sizeable room of Upvc construction with shallow walling and polycarbonate roof, wall light points, T.V. aerial point and doors to Garden.
- Kitchen** 10' 9" x 7' 0" (3.27m x 2.13m) having postformed worksurfaces, inset 1½ bowl sink, ample units providing drawer & cupboard space, complementary tiling, matching overhead cupboards, plumbing and recess for dishwasher, recess for fridge, ceramic tiled flooring and Upvc double glazed door to:
- Utility Room** having Upvc double glazed doors at either end, plumbing for washing machine and space for tumble dryer. The Wall-mounted Gas-fired Vokera boiler supplies domestic hot water and central heating to radiators.
- First Floor Landing** having exposed floorboards and access hatch to loft.
- Bedroom One** 12' 8" x 9' 0" (3.86m x 2.74m) with radiator and T.V. aerial point.
- Bedroom Two** 10' 9" x 9' 10" (3.27m x 2.99m) with radiator and T.V. aerial point.

Bedroom Three 9' 8" x 0' 0" (2.94m x 0.00m) with radiator.

Fully-tiled Bathroom having White suite comprising shower bath with curved splash screen and mixer tap/shower over, vanity unit with hand basin and drawers and cupboards under, low level W.C. with concealed cistern, complementary wall tiling, radiator and exposed floorboards.

OUTSIDE

Garage 16' 7" x 7' 8" (5.05m x 2.34m) approached via tarmac driveway providing off-road parking, with up & over door, power & light connected and personal door.

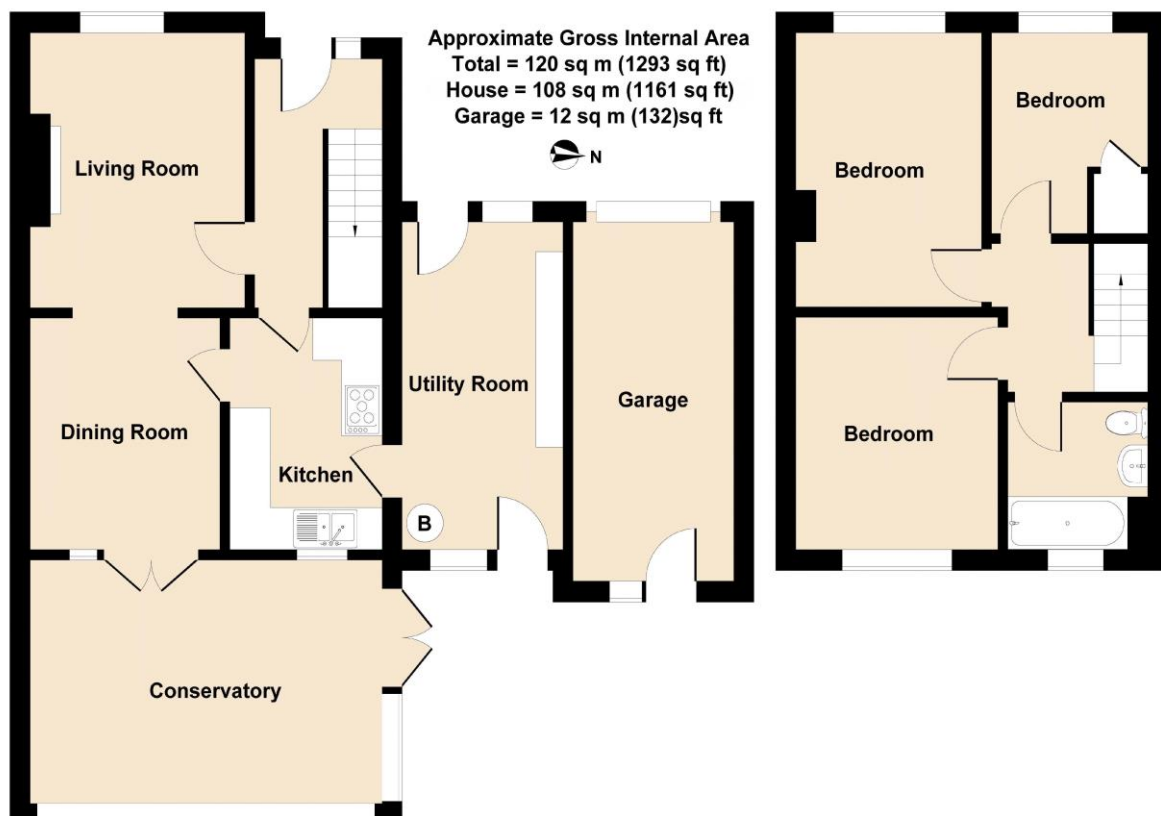
The Gardens The Front Garden is set behind shallow walling and an area laid to shingle whilst the Rear Garden includes a paved terrace, an outside tap, a sizeable area of lawn, a shed and the whole is nicely enclosed by fencing.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0923-1212-7905-9105-1700>



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)

23 Ashley Place WARMINSTER BA12 9QJ	Energy rating D	Valid until: 18 February 2035
		Certificate number: 0923-1212-7905-9105-1700

Property type	Semi-detached house
Total floor area	75 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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