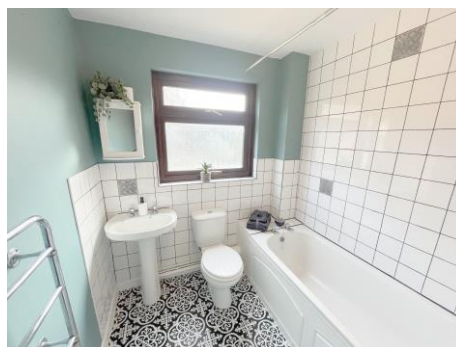


DAVIS & LATCHAM ESTATE AGENTS

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Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
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- Freshly decorated Ground Floor Flat** • **Located in a quiet Cul-de-Sac**
Ideal for First Time Purchase or Buy-to-Let Investment • **Sitting Room**
Fitted Kitchen • **2 Bedrooms, Bathroom**
Easily Managed Garden • **Reserved Parking Space**
Electric Night-Store Heating • **Upvc Sealed Unit Double Glazing**



9 Chalfield Close, Warminster, Wiltshire, BA12 8PR

£150,000



Located in a quiet Cul-de-Sac on the edge of Town this freshly decorated Ground Floor Flat presents an ideal opportunity for First Time Purchase or Buy-to-Let Investment. Entrance Lobby, Hall, Pleasant Sitting Room, Fitted Kitchen, 2 Bedrooms, Bathroom, Easily Managed Garden, Reserved Parking Space, Electric Night-Store Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is on the ground floor of this small purpose-built block of 4 flats constructed in 1988, which have attractive reconstructed stone and rendered elevations featuring decorative timbering all under a tiled roof. The freshly decorated living accommodation benefits from Economy 7 heating together with Upvc sealed-unit double glazing. Immediately available with no associated sale chain this is a great opportunity to acquire a comfortable Ground Floor flat which would make a great first home or buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Chalfield Close is a quiet residential cul-de-sac, immediately adjacent to a small wooded area and an extensive public open space - great for dog-walking and includes a children's play area whilst also being not far from the Downs and Golf Course which overlook Warminster. The town centre is within walking distance and provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics and a rail 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 onto South Wales. Other main centres in the area include Frome, Westbury, Trowbridge, 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 to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

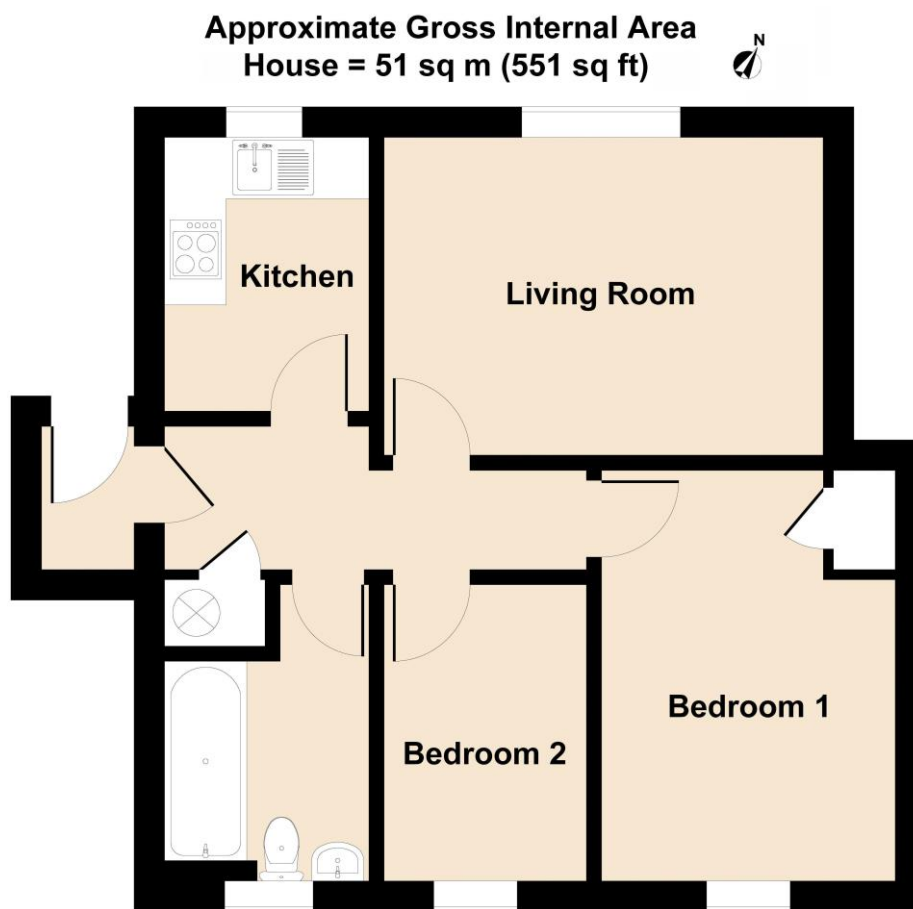
ACCOMMODATION

Entrance Lobby	having electrical fusegear and meters, telephone point, cloaks hanging space and inner door leading into:
Hall	having night store heater, large built-in linen cupboard housing hot water cylinder with twin immersion heaters fitted.
Pleasant Sitting Room	14' 2" x 10' 2" (4.31m x 3.10m) having night store heater, telephone point and T.V. aerial point.
Fitted Kitchen	8' 8" x 6' 6" (2.64m x 1.98m) having postformed worksurfaces, inset stainless steel sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, Electric Hob with Filter Hood above, built-in Electric oven, plumbing for washing machine, recess for fridge/freezer and electric panel heater.
Bedroom One	12' 11" x 9' 5" (3.93m x 2.87m) having electric panel heater, telephone point, built-in cupboard with hanging rail and shelf fitted.
Bedroom Two	9' 6" x 6' 6" (2.89m x 1.98m) having electric panel heater.
Bathroom	having White suite comprising panelled bath with Bristan shower over, pedestal hand basin, low level W.C., complementary wall and floor tiling and heated towel rail.

OUTSIDE

Reserved Car Parking Space is located nearby.

The Gardens	To the front there is a lawn with a paved pathway to the front door. A handgate leads to wooden hand gate into the level, enclosed rear garden which includes a paved terrace, an outside tap and a further area of lawn all enclosed by fencing.
Tenure	Leasehold with vacant possession.
Ground Rent	We understand the property is held under the terms of a 120 year lease commenced on the 1st June 1987, subject to a Ground Rent currently £100.00 per annum.
Maintenance Charge	The block of 4 flats in which the property is located is subject to a maintenance charge largely in respect of an umbrella Buildings Insurance. We understand the vendors share of payment is currently £305.02 per annum.
Services	We understand Mains Water, Drainage and Electricity are connected.
Rating Band	"A"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0259-3019-5208-0702-1200



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING	By prior appointment through DAVIS & LATCHAM 43 Market Place Warminster Wiltshire BA12 9AZ Tel: Warminster 01985 846985 Website - www.davislatcham.co.uk Email - homes@davislatcham.co.uk
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PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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 Chalfield Close WARMINSTER BA12 8PR	Energy rating D	Valid until: 7 August 2032
		Certificate number: 0259-3019-5208-0702-1200

Property type	Ground-floor flat
Total floor area	43 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		76 C
55-68	D	67 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