

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- | | |
|--|-------------------------------------|
| Detached Bungalow | • Updated in recent years |
| Within easy walking distance of the Town Centre | • Sitting Room & Kitchen |
| 2 Bedrooms & Shower Room | • Garage with Cloaks & Utility Area |
| Driveway Parking | • Well Stocked Gardens |
| Electric Heating | • Upvc Sealed Unit Double Glazing |



41 Copheap Rise, Warminster, Wiltshire, BA12 0AR

£325,000



Having been updated in recent years this Detached Bungalow enjoys a convenient Residential location within easy walking distance of the Town Centre and Railway Station. Entrance Hall, 2 Bedrooms & Shower Room, Pleasant Sitting Room and Kitchen, Garage with Cloaks & Utility Area, Driveway Parking, Well Stocked Gardens, Electric Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern detached bungalow which has brick elevations under a tiled roof and benefits from sealed-unit double glazed windows together with Economy 7 Electric heating - although Gas is available if an alternative is preferred. In recent years the property has been updated the works include a new kitchen and bathroom, fresh decoration and floor coverings, the addition of a Cloaks/Utility Area at the rear of the garage. There are well-stocked front and rear Gardens and is considered an ideal property for someone in active retirement. This is an excellent opportunity to acquire a bungalow in a popular residential area of the town where homes are seldom for sale hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Copheap Rise is on the elevated Northern outskirts of Warminster, in the lea of Cop Heap, a local beauty spot and close to the downs and Golf course, hence an excellent choice for someone wishing to live close to both town and country. The bustling town centre is within easy walking distance with excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent traders whilst other amenities include a theatre & library, hospital & clinics, and railway station with regular rail 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 include Frome, Trowbridge, Westbury, Bath and Salisbury all within comfortable driving distance, the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Southampton, Bournemouth and Bristol airports are each just over an hour by road.

ACCOMMODATION

Enclosed Side Passage with front and rear doors, a handy space for wet dogs and wellies.

Entrance Hall with wooden inner door, telephone point, night store heater, built-in linen cupboard housing hot water cylinder with immersion heater fitted and access hatch to loft space.

Bedroom One 14' 5" x 11' 4" (4.39m x 3.45m) with pleasant outlook and night store heater.

Bedroom Two 9' 8" x 8' 2" (2.94m x 2.49m) with pleasant outlook.

Shower Room with White suite comprising shower enclosure with Mira thermostatic controls, unit with vanity hand basin with cupboard under and low level W.C., aqua wall panelling and laminate flooring.

Pleasant Sitting Room 16' 11" x 11' 4" (5.15m x 3.45m) overlooking the Rear Garden having coal effect electric fire & surround, T.V. aerial point, wall light points and night store heater.

Kitchen 10' 6" x 9' 8" (3.20m x 2.94m) with high gloss Cornflower Blue fronted units, postformed worksurfaces, stainless steel sink, drawer and cupboard space, complementary tiling and matching overhead cupboards, Electric Induction Hob with stainless steel splashback & Filter Hood above, built-in Indesit Oven & Microwave, Fridge & Freezer, space for table and chairs, laminate flooring and Upvc double glazed door to Garden.

OUTSIDE

Garage

12' 7" x 8' 7" (3.83m x 2.61m) approached via a driveway providing off-road parking, with up & over door and power and light connected. To the rear of the Garage is a Cloakroom with low level W.C. and a Utility Area with space & plumbing for a washing machine, cupboard and pedestal hand basin this can be accessed via a Upvc double glazed door off the paved terrace in the Rear Garden.

Well Stocked Gardens The Front Garden is profusely stocked with a variety of heathers and ornamental shrubs and enjoys lovely views with distant glimpses of Cley Hill. The Rear Garden includes a porch, an area of lawn, 2 areas laid to a paving, small pond, all interspersed with borders well stocked with shrubs, bushes and seasonal plants whilst tucked away to one side is a useful shed, off one of the paved terrace is a small potting shed. The Garden is nicely enclosed by fencing ensuring privacy.

Services

We understand Main Water, Drainage and Electricity are connected whilst Gas is also available.

Tenure

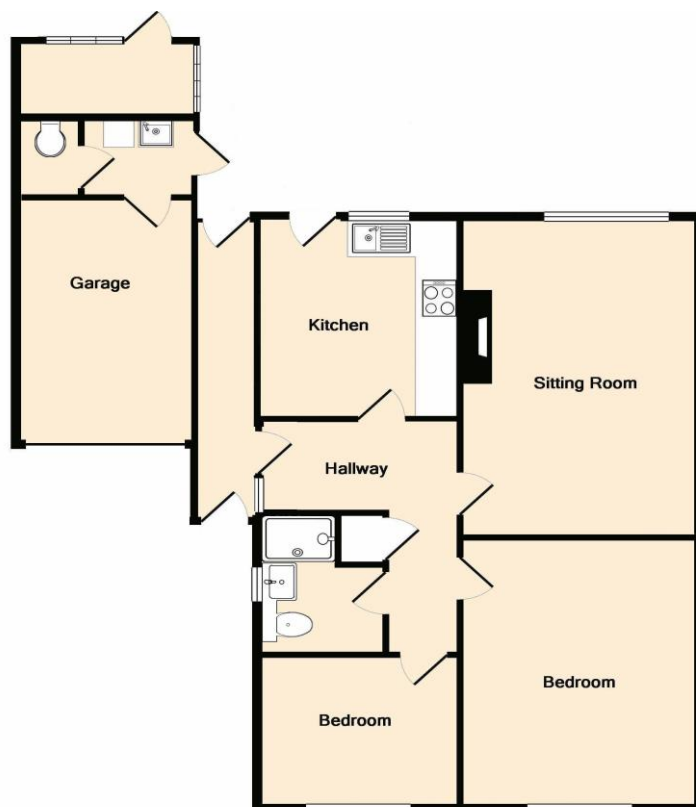
Freehold with vacant possession.

Rating Band

"C"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/8632-6527-6100-0976-4296>



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

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)

41 Copheap Rise WARMINSTER BA12 0AR	Energy rating E	Valid until: 18 March 2032
		Certificate number: 8632-6527-6100-0976-4296

Property type	Detached bungalow
Total floor area	64 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 E. 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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		