

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



- Extremely well presented Link Detached Bungalow
- Minutes from the Town Centre
- Open-Plan Kitchen Living Space, Utility/Cloakroom
- Garage & Ample Driveway Parking
- Gas-fired Central Heating to radiators
- With a generously proportioned South-Facing rear Garden
- Sitting Room, Garden Room
- 3 Bedrooms, Bathroom
- Generous-Sized Private South-facing Rear Garden
- Upvc Sealed-unit Double Glazing



2 Gipsy Lane, Warminster, Wiltshire, BA12 9LR

£410,000



This extremely well presented Link Detached Bungalow benefits from a generously proportioned South-Facing rear Garden and enjoys a sought after location minutes from the Town Centre. Entrance Hall, 3 Bedrooms, Bathroom, Pleasant Sitting Room, Garden Room, Open-Plan Kitchen Living Space, Utility/Cloakroom, Garage & Ample Driveway Parking, Generous-Sized Private South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a well presented link detached bungalow which has colour-washed elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The bungalow would be a great choice for someone in active retirement or a family wishing to live in one of the most convenient residential areas of the town where homes are seldom for sale, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION It would be very hard to find somewhere more convenient than Gipsy Lane and for this very reason it is very highly favoured for enjoying the best of both worlds, within walking distance of the beautiful Lake Pleasure Grounds, Smallbrook Meadows Local nature Reserve and excellent dog-walking yet just minutes from the bustling 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 and library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within 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 Upvc double glazed front door, radiator, polished wood flooring, 2 cupboards, further cupboard housing hot water cylinder with immersion heater fitted and loft access.
Bedroom One	11' 8" x 10' 1" (3.55m x 3.07m) having radiator.
Bedroom Two	17' 10" max x 11' 3" max (5.43m x 3.43m) L-Shaped benefitting from dual aspects having radiator and built-in wardrobe.
Bedroom Three	8' 0" x 7' 2" (2.44m x 2.18m) having radiator, telephone point and wardrobe space.
Bathroom	having White suite comprising panelled bath with glazed splash screen and rainfall thermostatic shower over, vanity unit with hand basin and cupboard under, low level W.C. with concealed cistern, complementary wall tiling, towel radiator, extractor fan, recessed spotlighting and ceramic tiled flooring.
Pleasant Sitting Room	16' 5" x 11' 7" (5.00m x 3.53m) a delightful room having fireplace with decorative tiled surround and wooden mantel housing Multi-fuel stove creating a focal point, T.V. aerial point, telephone point, radiator, polished wooden plank flooring and glazed Oak double doors and step down into Garden Room.
Garden Room	15' 0" x 7' 5" (4.57m x 2.26m) currently serving as a Dining Room enjoying dual aspects across the Garden, having radiator, ample space for dining table and chairs, ceramic tiled flooring and bi-fold doors opening onto Garden Terrace.
Fitted Kitchen	14' 9" x 11' 7" (4.49m x 3.53m) having solid wood worksurfaces with deep Belfast Style china sink, range of contemporary Shaker-style units providing ample drawer & cupboard space, complementary tiling, matching overhead cupboards, multi-fuel 5-burner Rangemaster Range with 2 ovens and matching Filter Hood above, integrated Dishwasher and Fridge/Freezer, freestanding Island Unit with additional

cupboards which could also be used as a breakfast bar, radiator, recessed lighting and polished wooden plank flooring.

Utility Room

incorporating Cloakroom having low level W.C. and hand basin, plumbing for washing machine and space for tumble dryer, further worksurface with stainless steel sink with cupboard under and door leading into a covered area between the Garage and the Bungalow providing storage space.

OUTSIDE

Garage & Parking 16' 1" x 8' 3" (4.90m x 2.51m) Garage 16' 1" x 8' 3" Approached via a tarmac driveway providing ample off-road parking, with electric up & over door, power & light connected and personal side door.

The Large South-facing Gardens To the front of the property is a lawn set behind a hedge and shrubbery. The generously proportioned Rear Garden enjoys a sunny Southerly aspect and offers enormous potential for the new owners to make it a feature. This includes a paved terrace, an extensive area of lawn, a large Summerhouse and a covered entertaining area with power connected, fruit trees including 2 Apple and a Pear and 2 timber sheds. To the rear of the Summerhouse is a further area of garden which would be ideal for the cultivation of vegetables. The whole is nicely enclosed by fencing and hedging and enjoys a high level of privacy.

Services

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

Tenure

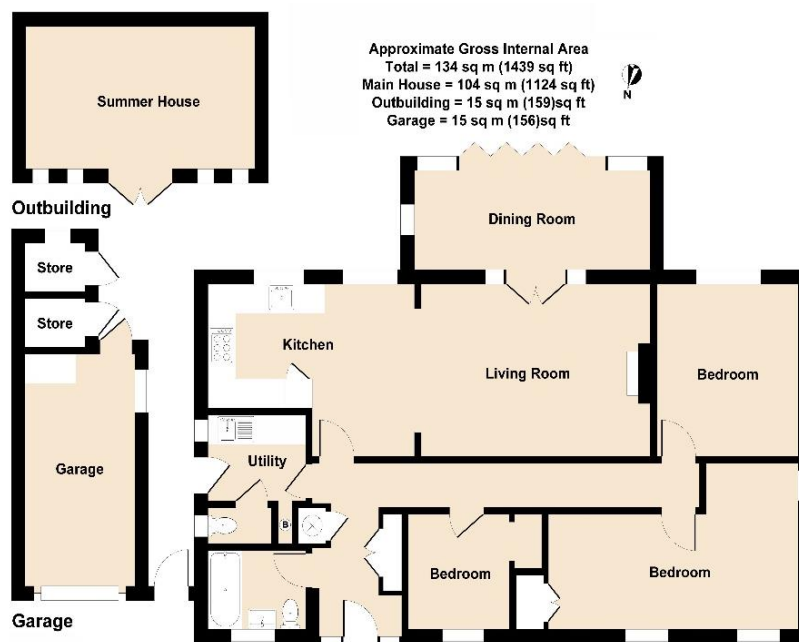
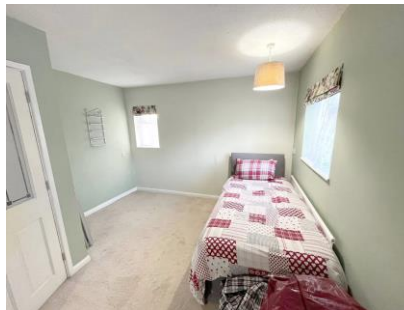
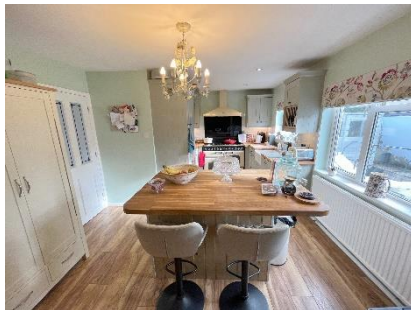
Freehold with vacant possession.

Rating Band

"D"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/7037-2827-8100-0969-5276>



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
Web: www.davislatcham.co.uk
Email: homes@davislatcham.co.uk

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)

2 Gipsy Lane WARMINSTER BA12 9LR	Energy rating D	Valid until: 4 April 2033
		Certificate number: 7037-2827-8100-0969-5276

Property type: Detached bungalow

Total floor area: 91 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	62 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