

DAVIS & LATCHAM ESTATE AGENTS

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- A spacious Detached Bungalow
- 2 Double Bedrooms
- Dual Aspect Sitting Room with wood burner
- Detached Garage & Ample Driveway Parking
- Gas-fired Central Heating
- On a generously sized corner plot
- Fully-tiled Bathroom
- Spacious Dining Room, Fitted Kitchen
- Wrap around Corner Plot Gardens
- Upvc Sealed Unit Double Glazing



9 Poulsen Close, Warminster, Wiltshire, BA12 9QD

£375,000



A spacious Detached Bungalow occupying a generously sized corner plot in this quiet residential Cul-de-Sac on the Southern side of the Town. Entrance Hall, 2 Double Bedrooms, Fully-tiled Bathroom, Dual Aspect Sitting Room with wood burner, Spacious Dining Room, Fitted Kitchen, Detached Garage & Ample Driveway Parking, Wrap around Corner Plot Gardens, Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an extended detached bungalow which has brick elevations under a tiled roof and features sealed-unit double glazing together with a Gas-fired central heating. The bungalow has the bonus of not one, but two generous reception rooms along with a conservatory and large driveway with space to park several vehicles. This is a great opportunity for someone to acquire a bungalow nicely tucked away in a peaceful residential area of the town, popular for retirement, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION occupying a generous private corner plot in Poulsen Close in the popular Damask Way residential area on the Southern fringes of the town, just a short distance from the beautifully tended Warminster Park together with the Smallbrook Meadows Local Nature Reserve and adjoining open countryside. Yet the bustling town centre is within easy reach with its excellent shopping facilities with 3 supermarkets - including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre & library, hospital & clinics, and railway station. 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 Frome, Trowbridge, Westbury, Bath and Salisbury all 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 double glazed front door, cloaks hanging space, 2 built-in cupboards 1 with electrical fusegear, radiator, laminate flooring, heating thermostat and access hatch with folding ladder to loft where the central heating boiler is located.

Bedroom One 12' 0" to wardrobes x 11' 9" (3.65m x 3.58m) having radiator and views of the garden.

Bedroom Two 10' 8" x 10' 7" (3.25m x 3.22m) enjoying dual aspects, wardrobe cupboard and radiator.

Fully-tiled Bathroom having contemporary White suite comprising shower bath with thermostatic shower over and splash screen, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary tiling, radiator and recessed lighting.

Pleasant Bay Windowed Sitting Room 14' 11" to bay x 13' 11" (4.54m x 4.24m) a delightful room enjoying dual aspects and having Villager multi-fuel burner with brick surround and polished wood mantel creating a focal point, T.V. aerial point, telephone point, radiator and sliding patio doors opening onto a paved terrace. Archway leading into Dining Room.

Spacious Dining Room 17' 10" x 11' 8" (5.43m x 3.55m) having ample space for dining table and chairs, decorative stone fireplace with polished wood mantel housing Coal effect Gas fire creating a focal point, flanked by polished wood display surfaces, telephone point and radiator.

Fitted Kitchen 10' 5" x 7' 5" (3.17m x 2.26m) having Earthstone worksurfaces, inset ceramic sink, Oak fronted drawers & cupboards, complementary splashbacks, matching overhead cupboards, Induction Hob, built-in Electric Steam Oven, Combi Microwave, recess and plumbing for Dishwasher, built-in Fridge/Freezer, Central Heating Plinth Heater, ceramic tiled flooring and door to Conservatory.

Conservatory 11' 7" x 10' 8" (3.53m x 3.25m) having utility area with worksurface, additional cupboards and drawers, plumbing for washing machine and space for tumble dryer, Marble & Granite flooring, 2 radiators and French doors to Garden.

OUTSIDE

Garage 17' 7" x 8' 4" (5.36m x 2.54m) approached via a good sized driveway laid to shingle providing ample Off Road Parking for several vehicles, with up & over door, personal door to the rear and power & light connected.

The Good Sized Gardens wrap around the property and are mainly laid to lawn and a variety of ornamental shrubs, including Camellia and Magnolia, Apple Trees and decorative Cotswold chippings. Various areas have been created for alfresco dining or to simply enjoy the peaceful setting. The Garden is nicely surrounded by fencing and mature hedging which ensures 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/0071-1212-8305-3333-1004>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

9 Poulsen Close WARMINSTER BA12 9QD	Energy rating D	Valid until:	6 March 2035
		Certificate number:	0071-1212-8305-3333-1004

Property type	Detached bungalow
Total floor area	85 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		84 B
69-80	C		
55-68	D	65 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