

DAVIS & LATCHAM ESTATE AGENTS

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- Semi-Detached House on a generous corner plot**
A great choice for a Family Home
Conservatory, Kitchen & Utility
Garage & Driveway Parking
Gas-fired Central Heating to radiators
- With scope for further improvement
 - Sitting Room, Dining Room
 - Shower Room & 3 Bedrooms
 - Good-sized Wrap-around Corner Plot Gardens
 - Partial Upvc Sealed-Unit Double Glazing



11 Tennyson Close, Warminster, Wiltshire, BA12 8HL

£339,500



Benefiting from a generous corner plot this Semi-Detached House offers plenty of scope for further improvement and would be a great choice as a Family Home. Porch, Hall, Pleasant Sitting Room, Dining Room, Conservatory, Kitchen & Utility, First Floor Landing, Shower Room & 3 Bedrooms, Garage & Driveway Parking, Good-sized Wrap-around Corner Plot Gardens, Gas-fired Central Heating to radiators & Partial Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is an extended semi-detached chalet-style house which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with some Upvc sealed-unit double glazing. Located on a generous-sized corner plot there is plenty of scope for further improvement or extension subject to planning and has the bonus of ample off-road parking and Garaging. 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 Occupying a corner plot at the end of a cul-de-sac in Tennyson Close, a popular residential area close to open country on the Western fringes of Warminster yet within short walking distance from a Co-Op Convenience Store and a small parade of neighbourhood shops including a Tesco Express whilst Princecroft Primary School - rated Good by Ofsted is also nearby. The bustling town centre is just under a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries whilst other amenities include a theatre and library, clinics and hospital, and a 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. The town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. 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 Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

- Porch** with sliding doors and courtesy lantern.
- Hall** having glazed inner door, radiator, cloaks hanging space and staircase to First Floor.
- Pleasant Sitting Room** 15' 3" max x 13' 1" max (4.64m x 3.98m) having fireplace with capped gas point - not currently in use but could become a feature, T.V. aerial point, radiator and door into Dining Room.
- Dining Room** 16' 5" x 10' 11" (5.00m x 3.32m) with ample space for table and chairs, telephone point, radiator, laminate flooring and double doors to:
- Large Conservatory** 15' 2" x 12' 1" (4.62m x 3.68m) a sizeable room of wooden construction with shallow walling and a polycarbonate roof, feature radiator, broadband terminal, electric heater, exposed floorboards and French doors to Garden.
- Dual Aspect Kitchen** 12' 11" x 9' 5" (3.93m x 2.87m) having postformed worksurfaces, stainless steel sink, units providing drawer & cupboard space, complementary tiling, matching overhead cupboards, Electric Double Oven, Gas Hob with splashback and Filter Hood above, recess for fridge/freezer, built-in Dishwasher and Wine Cooler and ceramic tiled flooring.
- Utility Area** having cupboard housing Potterton boiler supplying domestic hot water and central heating to radiators, plumbing for washing machine and tumble dryer, glazed door to Garden and door to Cloakroom having low level W.C. and hand basin.

First Floor Landing	Landing having shelved linen cupboard housing hot water cylinder with immersion fitted and loft access with folding ladder and light connected.
Bedroom One	12' 2" x 10' 0" (3.71m x 3.05m) having built-in wardrobes, radiator, T.V. aerial point and built-in cupboard.
Bedroom Two	10' 11" x 10' 0" (3.32m x 3.05m) with radiator and built-in cupboard.
Bedroom Three	7' 7" x 5' 11" (2.31m x 1.80m) with radiator and built-in cupboard.
Bedroom Three	7' 7" x 5' 11" (2.31m x 1.80m) with radiator.
Fully-tiled Shower Room	having White suite comprising of corner shower enclosure with Triton controls, low level W.C. with concealed cistern, vanity unit with hand basin, mixer tap and cupboard under and vinyl flooring.

OUTSIDE

Detached Garage	16' 11" x 8' 10" (5.15m x 2.69m) approached via a large shingle driveway with wooden double gates providing ample off-road parking, space for a Caravan/Motorhome and having up & over door and power & light connected.
The Gardens	The Front Garden is laid to a lawn with a path to the front door whilst a hand gate leads into the Side and Rear Gardens. To the side is an area of lawn enclosed by fencing, walling and hedging which ensures privacy and is a great space for children to play in safety. There are 2 timber sheds and Laurel bushes whilst to the rear is an area of decking for alfresco dining and a paved terrace.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0975-1212-2805-0913-1900





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)

11 Tennyson Close WARMINSTER BA12 8HL	Energy rating E	Valid until: 10 March 2035
		Certificate number: 0975-1212-2805-0913-1900

Property type	Semi-detached house
Total floor area	117 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	47 E	
21-38	F		
1-20	G		