

DAVIS & LATCHAM ESTATE AGENTS

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- Well appointed Home in a small gated development**
No Onward Chain
Large Conservatory, Well Equipped Kitchen
Reserved Parking Space
Gas-fired Central Heating
- Close to Town centre amenities
 - Cloakroom, Sitting Room
 - Bathroom & 2 Double Bedrooms - 1 with En-Suite
 - Private Sheltered Courtyard Garden
 - Upvc Sealed Unit Double Glazing



5 Turnpike Court, Warminster, Wiltshire, BA12 8FR

£260,000



This well appointed Home is located in a small gated development ideal for someone wishing to live close to Town centre amenities. Hall, Cloakroom, Pleasant Sitting Room, Large Conservatory, Well Equipped Kitchen, First Floor Landing, Bathroom & 2 Double Bedrooms - 1 with En-Suite Shower Room, Reserved Parking Space & Private Sheltered Courtyard Garden, Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a well appointed mid-terraced home - part of a small secure exclusive development, which has attractive colourwash rendered elevations under a tiled roof and benefits from a combination of radiator and underfloor Gas-fired central heating together with Upvc sealed unit double glazing. This is a delightful contemporary property which provides light and airy living accommodation with the added bonus of a large double glazed Conservatory and complemented by a private secure gated town centre setting, ideally suited for someone seeking a home for retirement or to lock-up and leave for time abroad. Hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Turnpike Court is a small secure gated development of just 9 properties quietly tucked away off Sambourne Road on the Western side of the town, conveniently placed within a short level stroll from the town centre with its excellent shopping facilities - 3 supermarkets including a nearby Morrisons and a host of independent shops and eateries together with a wide range of other amenities including a theatre, library, clinics and hospital, a beautiful town centre park 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, whilst the town is also well served by buses. Nearby schooling includes Warminster co-educational boarding and day Public School and The Minster Primary School both rated Good by Ofsted. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, bus or train whilst Bristol, Bournemouth and Southampton Airports are each about an hour by road.

ACCOMMODATION

Entrance Hall having radiator, telephone point, deep understairs cupboard, heating thermostat and staircase to First Floor.

Cloakroom having White suite comprising low level W.C., hand basin, towel radiator, polished Limestone tiled flooring with underfloor heating, extractor fan and electrical fusegear.

Pleasant Sitting Room 15' 8" x 11' 7" mean (4.77m x 3.53m) interestingly shaped having T.V. aerial point, telephone point, radiator and very wide double glazed bi-fold doors opening into Conservatory.

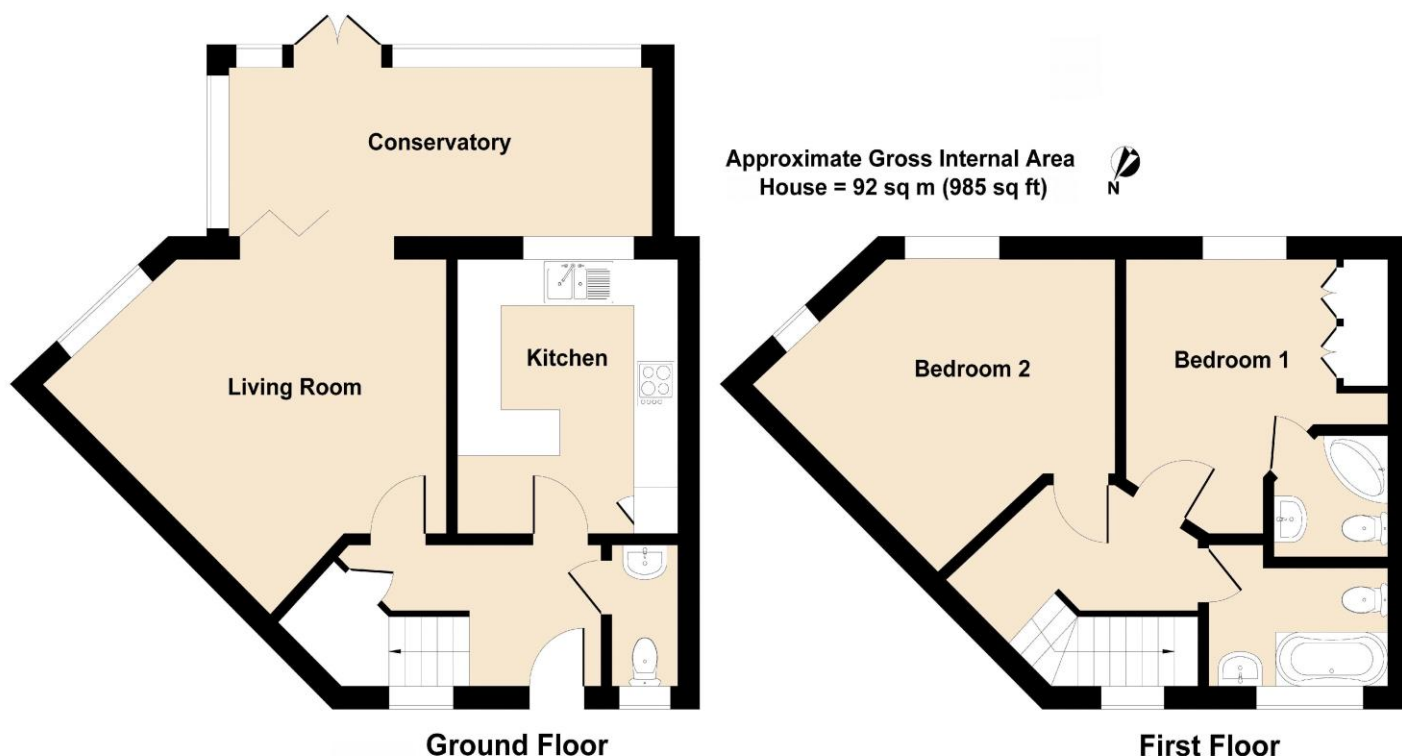
Large Double Glazed Conservatory 18' 10" x 7' 2" (5.74m x 2.18m) having power & light connected, polished Limestone flooring with underfloor heating and French doors opening onto Garden Terrace.

Well Appointed Kitchen/Diner 11' 7" x 9' 10" (3.53m x 2.99m) having postformed worksurfaces including breakfast bar, 1½ bowl stainless steel sink, range of high gloss Cream units providing ample drawer and cupboard space, matching overhead cupboards with surface lighting, integrated Electric Oven and Ceramic Hob with Filter Hood above, Dishwasher, Washing Machine and Fridge/Freezer, polished Limestone tiled flooring with underfloor heating and cupboard concealing Gas-fired GlowWorm combi-boiler providing central heating and domestic hot water and central heating controls.

Spacious Light & Airy First Floor Landing

Bedroom One	11' 7" x 9' 8" (3.53m x 2.94m) plus door recess, having radiator, range of fitted wardrobe cupboards, T.V. aerial point and door into En-Suite Shower Room.
En-Suite Shower Room	having a contemporary White suite comprising corner shower enclosure with glazed splash doors, pedestal hand basin, low level W.C., extractor fan, heated towel rail and complementary wall tiling and polished Limestone tiled flooring with underfloor heating.
Bedroom Two	14' 7" x 11' 0" (4.44m x 3.35m) enjoying dual aspects having radiator, T.V. aerial point and access hatch to loft.
Bathroom	having contemporary White suite comprising panelled bath with shower mixer tap and glazed splash screen, pedestal hand basin, low level W.C. complementary wall tiling, towel radiator, extractor fan and polished Limestone flooring with underfloor heating.
OUTSIDE	
Turnpike Court is approached via a remotely operated secure gated entrance leading into a sizeable forecourt, where each property has allocated parking, whilst there is also a visitor's parking space. Wheelie bins are discretely stored within a screened enclosure.	
Parking	The property has an allocated Parking Space painted with the number 5.
The Gardens	The property is approached via a short paved path flanked by a shingle border whilst the private easily managed Rear Garden is mainly laid to a paved terrace fringed with plants, offering scope for the display of seasonally stocked tubs and planters and a feature is the level of privacy created by the high boundary wall thus the Garden enjoys a sheltered but sunny setting for alfresco dining, sunbathing etc.
Services	We understand Mains Water, Drainage, Gas & Electricity are connected.
Tenure	Freehold with vacant possession.
Service Charge	A Service Charge, currently we understand circa £150.00 per annum is payable towards maintenance of the communal facilities including the driveway, forecourt and electric gate.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0224-0201-3405-0365-4614





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

5 Turnpike Court WARMINSTER BA12 8FR	Energy rating B	Valid until: 26 February 2035
		Certificate number: 0224-0201-3405-0365-4614

Property type: Mid-terrace house

Total floor area: 73 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	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