

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



- Comfortable, light & airy Second Floor Apartment
- No Onward Chain
- Sitting Room, Fitted Kitchen
- Communal Entrance Hall with Lift serving all floors
- Wired for Night Store Heating
- Town Centre Retirement Development
- Individual Entrance Hall
- 1 Double Bedroom, Fully-tiled Bathroom
- Sealed-unit Double Glazing
- House Manager, Residents' Lounge & Laundry Room



**40 Homeminster House, Station Road, Warminster,
Wiltshire, BA12 9BP**

£55,000



A comfortable light & airy Second Floor Apartment located in this popular Town Centre Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Fully-tiled Bathroom, Pleasant Sitting Room, Fitted Kitchen, Sealed-unit Double Glazing & Wired for Night Store Heating, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a light & airy retirement apartment conveniently located, overlooking the Car Park, on the Second Floor of Homeminster House, an attractive purpose-built town centre development with well-lit communal hallways whilst all floors are served by a lift and stairways. The flat benefits from Double Glazing and points for night store heaters whilst power points are at a comfortable waist height and safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building. An out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Immediately available with no associated sale chain this is an opportunity to acquire a Second Floor apartment, hence the Agents strongly advise an early accompanied internal inspection to avoid disappointment.

LOCATION Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops and eateries. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift 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 car.

ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment, Spacious Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

Hall with individual front door opening into the apartment.

Private Inner Hall with entryphone/intercom, smoke alarm sensor, built-in shelved store cupboard housing electric meters and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.

Double Bedroom 14' 0" x 8' 8" (4.26m x 2.64m) having point for night store heater, built-in wardrobe cupboard with bi-fold doors, hanging rail and shelving.

Fully Tiled Bathroom with White suite comprising panelled bath with Mira shower above, bi-fold splash screen, vanity hand basin with cupboards under, low level W.C. with concealed cistern, floor and walls fully-tiled in complementary ceramics, extractor fan and wall light points.

Light and Airy Sitting Room 17' 5" x 10' 7" (5.30m x 3.22m) with large picture window, wall light points, telephone point, T.V. aerial point and archway opening into the Kitchen.
From the Sitting Room an archway leads into:

Fitted Kitchen 7' 2" x 5' 4" (2.18m x 1.62m) with postformed worksurfaces, stainless steel single drainer sink, ample drawer and cupboard space, complementary wall tiling and matching overhead cupboards, built-in Electric Oven, inset Ceramic Hob with Filter Hood above and ceramic tiled flooring.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to landscaped borders stocked with ornamental shrubs and ground cover plants which flank Visitors' Parking Spaces.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

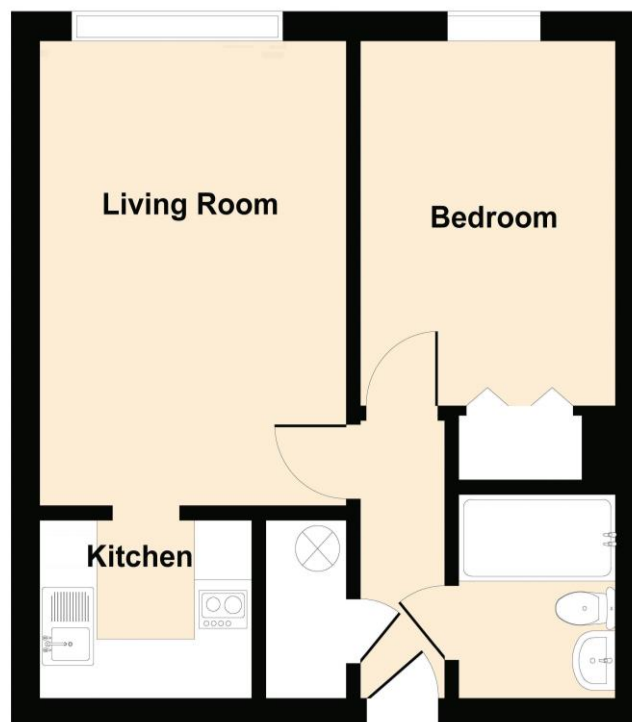
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced on 05.08.1987 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 March 2025 - 31 August 2025 is £2,021.51. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

Ground Rent £256.03 for the six-month period 1 March 2025 - 31 August 2025.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0063-1212-2604-1615-1000>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Telephone 01985 846985
Website - 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)

Flat 40 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating D	Valid until: 30 June 2030
		Certificate number: 8470-6223-5240-7679-2206

Property type	Top-floor flat
Total floor area	43 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		81 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