

# DAVIS & LATCHAM ESTATE AGENTS

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- Unexpectedly Spacious Terraced Cottage
- Charming Sitting Room with fireplace
- Fitted Kitchen
- Recently Re-fitted Bathroom
- Gas-fired Central Heating to radiators
- Located in a quiet one-way street
- Dining Room with fireplace
- 3 Bedrooms over 2 floors
- South-facing Cottage-style Rear Garden
- Upvc Double Glazing



**15 Chapel Street, Warminster, Wiltshire, BA12 8BZ**

**£250,000**



This unexpectedly spacious Mid-Victorian Terraced Cottage is located in a quiet one-way street on the outskirts of the Town. Charming Sitting Room & Dining Room both with fireplaces, Kitchen, First Floor Landing, Recently Re-fitted Bathroom & 3 Bedrooms over 2 Floors, On-Street 1st Come/1st Served Parking and South-facing Cottage-style Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a charming mid-Victorian terraced cottage which has attractive stone elevations with brick quoins under a tiled roof and benefits from Gas-fired central heating to radiators together with cottage-style sealed-unit Upvc double-glazing. The cottage provides surprisingly spacious living accommodation which is laid out over three floors and boasts a recently re-fitted Bathroom. This is an opportunity to acquire a delightful period cottage which would be a great choice as a first home, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** The property is located in a peaceful backwater on the Southern outskirts of Warminster, one of the oldest parts of the town - often referred to locally as The Common, where the majority of properties are Victorian cottages. Minutes away is unspoilt open country yet within comfortable walking distance is Sambourne Primary School - rated Good by Ofsted and a small parade of neighbourhood shops including a Tesco Express is also located nearby. The bustling town centre just under a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre and library, clinics and hospital, a beautiful town park 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 other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within 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

**Charming Sitting Room** 12' 3" x 11' 9" (3.73m x 3.58m) having an attractive open fireplace with stone mantel and tiled hearth creating a focal point, flanked by fitted cupboards and shelving, wood block flooring, window shutters, picture rails, T.V. aerial point, telephone point and radiator.

**Dining Room** 13' 11" x 11' 9" (4.24m x 3.58m) having fireplace – not currently in use with polished wood surround, quarry tiled flooring, picture rails, radiator, built-in cupboard and understair cupboards, ample space for dining table & chairs and doorway into Kitchen.

**Kitchen** 9' 3" x 6' 10" (2.82m x 2.08m) having postformed worksurfaces, inset ceramic 1½ bowl sink, range of units providing drawer & cupboard space, complementary chequered tiling, matching overhead cupboards, built-in Electric fan-assisted Oven & Grill, Gas Hob with Filter Hood above, recess for fridge/freezer, plumbing for washing machine and dishwasher, Ideal Gas-fired boiler supplying domestic hot water and central heating to radiators, recessed lighting, quarry tiled flooring and original cottage door to Rear Garden.

**First Floor** Landing having radiator and door giving access to staircase to Second Floor.

**Recently Re-fitted Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower above, pedestal hand basin, low level W.C., complementary tiling, glazed splash screen, recessed lighting, radiator and shelved cupboard housing hot water cylinder with immersion heater fitted and heating controls.

**Bedroom One** 12' 7" x 11' 10" (3.83m x 3.60m) having original decorative cast iron nursery grate, window shutters and radiator.

**Bedroom Two** 9' 1" x 8' 10" (2.77m x 2.69m) also having decorative original cast iron nursery grate and radiator.

**Second Floor Attic Bedroom** 16' 4" x 11' 9" (4.97m x 3.58m) with decorative exposed arched brickwork, eaves storage cupboards and Velux roof window ensuring plenty of natural light.

## OUTSIDE

**To the rear** is a Sunny South-facing Rear Garden. From the rear door of the property is a brick path and an outside tap and access to steps, shared with the neighbouring property, leading to the Garden which includes two sheltered paved areas for entertaining/barbecues etc. whilst the remainder is laid to lawn, mature shrubs and seasonal plants all nicely enclosed by fencing and hedging. At the rear of the cottage, to the right of the Garden steps, are brick built Garden stores probably former privies, ideal for storage etc.

**Note:** Number 15 benefits from a right of way across the rear of Number 16 for bins etc.

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

**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0468-2849-7050-9621-1305>







## 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  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto: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)

15, Chapel Street WARMINSTER BA12 8BZ	Energy rating <b>F</b>	Valid until:	28 May 2029
		Certificate number:	0468-2849-7050-9621-1305
Property type		Mid-terrace house	
Total floor area		92 square metres	

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	35 F	
1-20	<b>G</b>		

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