

DAVIS & LATCHAM ESTATE AGENTS

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- Easily run Terraced House**
- Ideal for Retirement or First Time Purchase**
- Conservatory, Fitted Kitchen**
- Allocated Parking Space**
- Gas-fired Central Heating to radiators**
- Tucked away in a small Town Centre development**
- Cloakroom, Sitting Room**
- Shower Room & 2 Bedrooms**
- Sheltered Courtyard Garden**
- Partial Upvc Sealed Unit Double Glazing**



6 George Street Place, Warminster, Wiltshire, BA12 8SD

£240,000



Ideal for Retirement or First Time Purchase this easily run Terraced House is nicely tucked away in a small Town Centre Mews-Style development. Porch, Hall, Cloakroom, Pleasant Sitting Room, Conservatory, Fitted Kitchen, First Floor Landing, Shower Room & 2 Bedrooms, Allocated Parking Space & Sheltered Courtyard Garden, Gas-fired Central Heating to radiators & Partial Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern mews-style terraced house which has attractive brick elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with Gas-fired central heating to radiators. The comfortable, easily run living accommodation is equally suited for retirement or first time purchase but would also make a great buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION George Street Place is ideal for someone wishing to live near the town centre in a small mews style enclave conveniently just moments from the bustling town centre with 3 supermarkets - including a Waitrose store and a nearby Morrisons, together with a host of independent shops and eateries. Warminster has a wide range of other amenities which include a theatre and library, clinics and hospital, a beautiful town park and a railway station. Rail users enjoy regular rail 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. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train as are the various Salisbury Plain military bases whilst Bournemouth, Southampton and Bristol Airports are each about an hour by road.

ACCOMMODATION

Porch	having front door opening into:
Entrance Hall	having radiator, heating temperature control, cloaks cupboard housing electrical fusegear and staircase rising to First Floor.
Cloakroom	having White suite comprising low level W.C. and hand basin.
Pleasant Sitting Room	12' 6" x 12' 2" (3.81m x 3.71m) having radiator, T.V. aerial point, deep understair cupboard, telephone point, recessed lighting and double glazed sliding patio door opening into double glazed Conservatory.
Double Glazed Conservatory	10' 6" x 5' 11" (3.20m x 1.80m) having power connected and French door opening into Courtyard Garden.
Kitchen	10' 6" x 5' 11" (3.20m x 1.80m) having postformed worksurfaces and inset single drainer sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven, inset Gas Hob with Filter Hood above, plumbing for washing machine, recess for fridge and freezer and recessed spotlighting.
First Floor	Landing having access hatch to loft space and built-in shelved linen cupboard.
Bedroom One	12' 2" x 10' 8" (3.71m x 3.25m) having radiator and T.V. aerial point.
Bedroom Two	12' 2" x 6' 8" (3.71m x 2.03m) having radiator, telephone point and cupboard housing Gas-fired Worcester combi-boiler supplying central heating to radiators and domestic hot water.
Shower Room	having White suite comprising shower enclosure with glazed splash door, pedestal hand basin, low level W.C., complementary tiling, radiator, extractor fan and recessed lighting.

OUTSIDE

Allocated Parking Space.

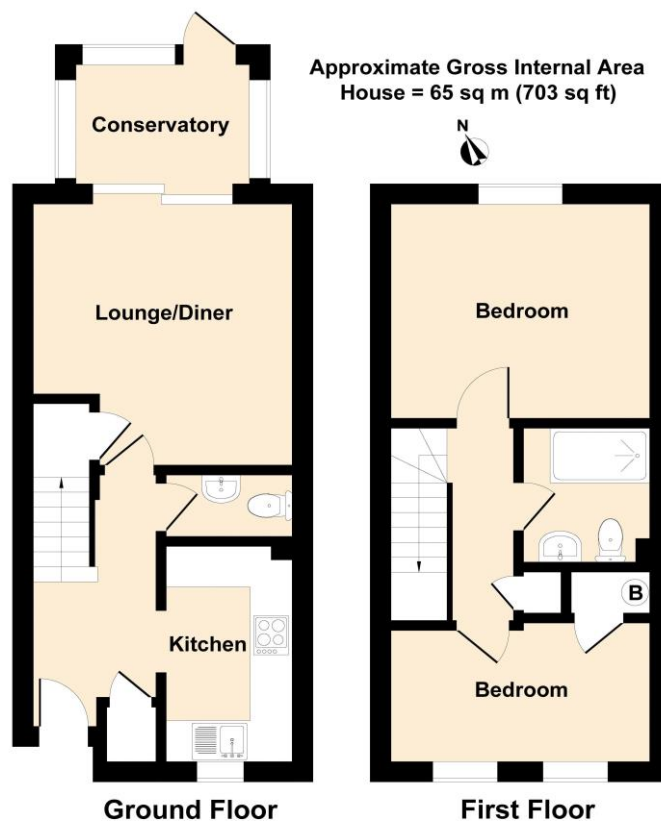
The Courtyard Garden is extremely secluded and comprises an area of gravel and scope for the display of seasonal planters, all nicely sheltered by fencing and walling ensuring maximum privacy. A handgate provides pedestrian access for bins and garden deliveries.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0252-2896-7433-9108-6121>



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)

6, George Street Place WARMINSTER BA12 8SD	Energy rating C	Valid until: 8 July 2028
		Certificate number: 0252-2896-7433-9108-6121

Property type	Mid-terrace house
Total floor area	59 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 C. 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		91 B
69-80	C	76 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