DAVIS AM ESTATE AGENTS

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An easily run Semi Detached House • Ideal for First Time Purchase

Available with No Onward Chain •

Rear Porch/Store •

Upvc Sealed-unit Double Glazing • Oil-fired Central Heating

Sitting Room, Kitchen/Diner

Fully-tiled Shower Room with Separate W.C

3 Bedrooms • Easily Maintained West-facing Rear Garden







40 Cherry Orchard, Codford, Warminster, Wiltshire, BA12 0PW £250,000









Available with No Onward Chain - ideal for First Time Purchase a great opportunity to purchase an easily run Semi-Detached House in this popular Wylye Valley Village. Entrance Porch, Hall, Pleasant Sitting Room, Kitchen/Diner, Rear Porch/Store, First Floor Landing, Fully-tiled Shower Room, Separate W.C & 3 Bedrooms, Easily Maintained West-facing Rear Garden, Upvc Sealed-Unit Double Glazing & Oil-fired Central Heating.

Accommodation

THE PROPERTY

is an easily run semi-detached house which was originally built for the Local Authority but like many is now in private ownership. The house has colour-washed rendered elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with Oil-fired Central Heating to radiators. Offered with no onward sale chain and ready for immediate occupation this would be a great choice for first time purchase or as a buy-to-let investment and as village homes in this price range are becoming increasingly scarce the agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Ideal for someone wishing to enjoy the benefits of country living, Codford is a friendly rural community in the popular Wylye Valley served by regular 'buses and with good local facilities including the excellent Wylye Valley Primary School and Doctor's Clinic - both are closeby, 2 Churches, St Peter's and St Mary's, a filling station which also hosts a post office/general stores whilst the village also boasts a popular theatre, The Woolstore. Warminster 7 miles to the West has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries together with a wide range of other amenities which include a theatre and library, hospital, clinics and railway station. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. Besides Warminster, Salisbury, Amesbury and Andover are all very commutable hence the village has in the past proved popular with military personnel based at one of the many Salisbury Plain military bases in the area. London is commutable via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having double glazed front door and inner door opening into:

Hall having radiator, radiator, staircase to First Floor and understair cupboard housing

Grant Oil-fired boiler supplying domestic hot water and central heating to radiators

with heating controls.

Pleasant Sitting Room 12' 4" x 11' 9" (3.76m x 3.58m) having feature reconstructed stone fireplace

creating a focal point, T.V. display surface, wall light points and radiator.

Kitchen/Diner 17' 9" x 9' 10" (5.41m x 2.99m) having range of postformed worksurfaces with inset

stainless steel sink, ample wood effect drawer and cupboards, complementary tiling and matching part-glazed overhead cupboards, plumbing for washing machine, recess for Electric cooker & fridge/freezer, built-in larder cupboard, space for

breakfast table & chairs, tiled flooring, radiator and door to Rear Porch.

Rear Porch/Store having access via an Upvc double-glazed door to the side of the property, a handy

space for damp coats and wet wellies which leads to a Workshop/Store with power

& light connected, postformed worksurfaces, shelving and tiled flooring.

First Floor Landing having access hatch to loft.

Bedroom One 12' 6" x 10' 5" (3.81m x 3.17m) having radiator.

Bedroom Two 10' 1" x 10' 0" (3.07m x 3.05m) plus door recess with radiator, shelved linen

cupboard with hot water cylinder with immersion heater fitted.

Bedroom Three 9' 5" x 7' 2" (2.87m x 2.18m) with built-in bed over bulkhead and radiator.

Fully Tiled Shower Room having White suite comprising shower enclosure with Mira controls,

pedestal hand basin with mixer tap, complementary ceramic tiling, radiator and

vinyl flooring.

Fully Tiled Separate W.C having low level W.C and vinyl flooring.

OUTSIDE

Parking Parking is usually available in the road fronting the property on a first-come/first

served basis.

The Gardens To the front of the property is an area mainly laid to shingle with a flower border set

behind a shallow brick wall whilst there are ramped paths to the front and side doors. The easily maintained Rear Garden includes a paved terrace, Oil storage tank, a Garden Store and steps with decorative railings up to a further terrace with a Greenhouse and a large Shed 20'7" x 7'9" with power & light connected. The

whole is enclosed by fencing and a wall and enjoys a Westerly aspect.

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

is to a communal private sewage system serving Cherry Orchard operated by Selwood Housing for which an annually reviewable standing charge, currently £63.73 per calendar month is payable for the year commencing April 2025.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL https://find-energy-certificate.service.gov.uk/energy-certificate/0774-1212-8005-9008-1100









Ref: DL0430

VIEWING By prior appointment through

DAVIS & LATCHAM

43 Market Place Warminster Wiltshire

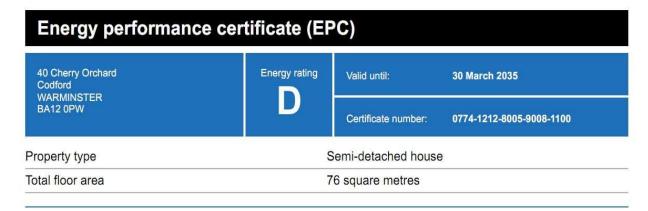
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Rules on letting this property

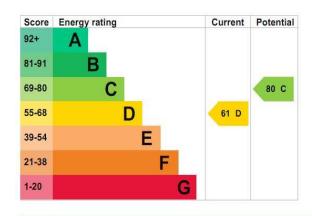
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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