

DAVIS & LATCHAM ESTATE AGENTS

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- An easily run Semi Detached House**
- Available with No Onward Chain**
- Rear Porch/Store**
- 3 Bedrooms**
- Upvc Sealed-unit Double Glazing**
- Ideal for First Time Purchase**
- Sitting Room, Kitchen/Diner**
- Fully-tiled Shower Room with Separate W.C**
- Easily Maintained West-facing Rear Garden**
- Oil-fired Central Heating**



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 Wylde 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 Wylde Valley served by regular 'buses and with good local facilities including the excellent Wylde 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>



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)

40 Cherry Orchard Codford WARMINSTER BA12 0PW	Energy rating D	Valid until: 30 March 2035
		Certificate number: 0774-1212-8005-9008-1100

Property type	Semi-detached house
Total floor area	76 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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