

DAVIS & LATCHAM ESTATE AGENTS

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Light & airy Garden Level Retirement Apartment

Town Centre Location

Well Appointed Kitchen with window

Fully Tiled Shower Room

Sealed-unit Double Glazing

- One of the larger designs
- Spacious 23' Bay-windowed Sitting Room
- Double Bedroom with Dressing Room
- Economy 7 Night Store Heating
- House Manager, Residents' Lounge & Laundry Room



**55 Homminster House, Station Road, Warminster,
Wiltshire, BA12 9BP**

£89,950



A light & airy Garden Level Apartment - one of the larger designs in this popular Town Centre Retirement Development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, Double Bedroom with Dressing Room, Fully Tiled Shower Room, Spacious 23' Bay-windowed Sitting Room, Well Appointed Kitchen with window, Economy 7 Night Store Heating & Sealed-unit Double Glazing, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY

is one of the larger designs of retirement apartment conveniently located on the Ground Floor of the Eastern flank of Homeminsters House at Garden level facing Station Road. Thoughtfully planned with the over 55's in mind this purpose-built development has well-lit communal hallways, all floors are serviced by a lift and stairways whilst all properties benefit from Double Glazing and Economy 7 Night Store Heating. The building has state-of-the-art safety & security systems linked to experienced House Managers who are responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours careline service provides peace of mind when the House Managers are off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Immediately available and with no associated sale chain, this is a rare opportunity to acquire one of a handful of the larger than usual apartments with the bonus of a spacious 23' bay-windowed Sitting Room whilst the double Bedroom has a generous Dressing Area, and this is also one of the few with a window in the Kitchen, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Homeminsters 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 and the nearby 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. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within 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. Bournemouth, Bristol and Southampton Airports are each just over an hour by car.

ACCOMMODATION

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

Private Inner Hall

with individual front door into the apartment, smoke alarm, entryphone/intercom, shelved built-in cupboard housing electric meter and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.

Bedroom

13' 4" x 9' 1" (4.06m x 2.77m) having night store heater, built-in wardrobe cupboard with mirror-fronted bi-fold doors, hanging rail and shelf, wall light points and archway opening into the Dressing Area.

Dressing Area

9' 6" x 7' 1" (2.89m x 2.16m) having electric panel heater, wall light point and deep built-in cupboard with light.

Fully Tiled Shower Room having contemporary White suite including shower enclosure with Triton shower controls and grab handles, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary wall tiling, Electric towel radiator, mirror-fronted cabinet, and extractor fan.

Spacious Bay-windowed Sitting Room 23' 0" into bay x 10' 6" (7.01m x 3.20m) a light and airy room overlooking Gardens having T.V. aerial point, telephone point, wall light points, night store heater, ample space for dining table and chairs and archway into Kitchen.

Well Appointed Kitchen 7' 5" x 7' 0" (2.26m x 2.13m) which has the rare bonus of a window ensuring natural light and ventilation, having postformed worksurfaces, inset 1½ bowl White ceramic sink, range of contemporary units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven, Induction Hob with Filter Hood above, integrated Dishwasher, Fridge and Freezer.

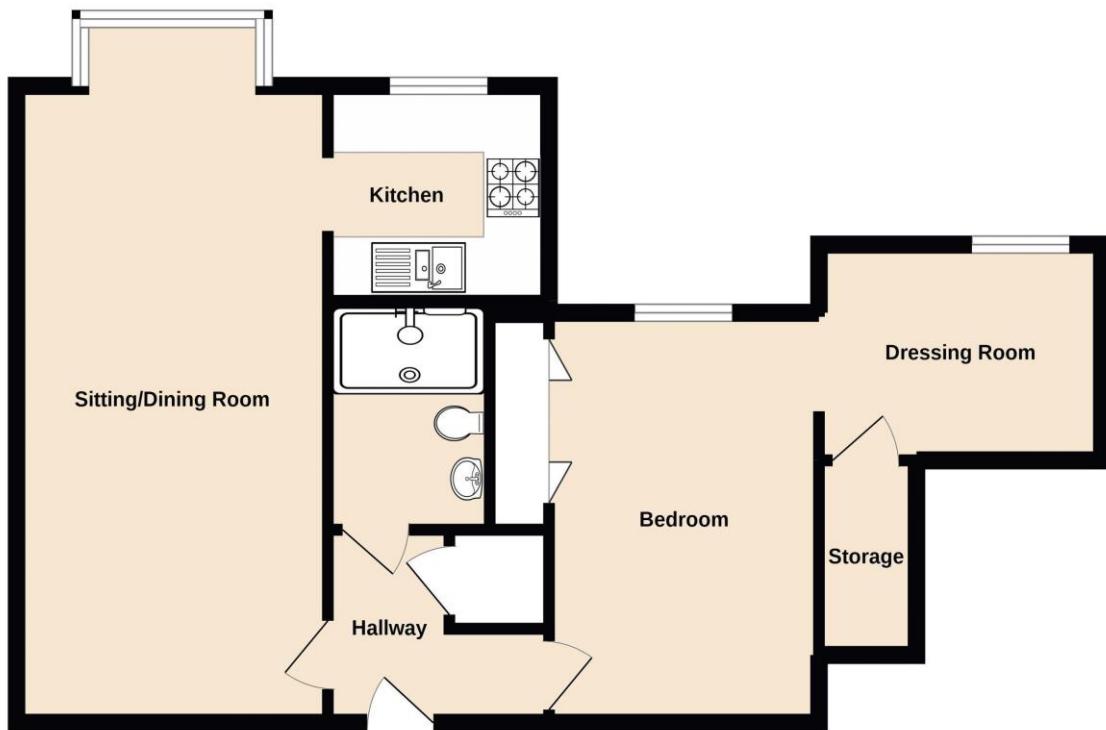
OUTSIDE

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 whilst Number 55 is at Garden level on the Ground Floor, accessed via a communal entrance in the more recently developed part of Homeminsters House and looks out on attractive Gardens on the Station Road elevation of the building. There are further well-stocked Gardens for resident's enjoyment adjacent to the Western and Northern flanks of the building.

Services	We understand Mains Water, Drainage & Electricity are connected to the property.
Tenure	Leasehold with vacant possession.
Lease	The property is held on a 125 year lease which commenced on 28 February 1989 and is subject to an annually reviewable all-in maintenance charge payable in two six-monthly instalments. The charge for the current six month period of 1 March 2025 to 31 August 2025 was £2092.74. This covers upkeep of communal areas, the provision of the House Managers, metered Water supply and also includes Buildings Insurance.
Ground Rent	For the current half year period 1 March 2025 to 31 August 2025 is £232.82.
Rating Band	"A"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/6032-5520-5209-0486-1226





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)

Flat 55 Homminster House Station Road WARMINSTER BA12 9BP	Energy rating D	Valid until: 25 October 2032
		Certificate number: 6032-5520-5209-0486-1226

Property type	Ground-floor flat
Total floor area	57 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.](#)

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

