

DAVIS & LATCHAM ESTATE AGENTS

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- A comfortable well appointed individual Bungalow**
- Bathroom & 3 Bedrooms - 1 with En-Suite
 - Conservatory
 - Garage & Ample Driveway Parking
 - Gas-fired Central Heating
 - Set within a quiet Cul-de-Sac setting
 - Sitting Room, Dining Room
 - Kitchen & Utility Room
 - Private Sunny South-facing Rear Garden
 - Upvc Sealed-Unit Double Glazing



9 Coleridge Close, Warminster, Wiltshire, BA12 8HW

£385,000



This comfortable well appointed individual Bungalow occupies a quiet Cul-de-Sac setting on the Western outskirts of the Town. Entrance Hall, Bathroom & 3 Bedrooms - 1 with En-Suite Shower Room, Pleasant Sitting Room, Dining Room, Conservatory, Kitchen & Utility Room, Garage & Ample Driveway Parking, Private Sunny South-facing Rear Garden, Gas-fired Central Heating & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a well-appointed individual detached bungalow which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. Besides offering easily run living accommodation the bungalow boasts a good-sized level South-facing Rear Garden making it eminently suitable for someone seeking a home where privacy is a priority. As individual bungalows of this nature are currently in short supply the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Coleridge Close is a peaceful little-used residential cul-de-sac off Masefield Road on the Western outskirts of Warminster, not far from open countryside yet close to a Co-op convenience store serving everyday needs. The bustling town centre is under a mile distant with excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops and eateries whilst other amenities include a theatre, library, hospital and clinics and a railway station. Rail users enjoy a regular service to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications 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

Entrance Porch having courtesy lighting and panelled front door leading into:

Entrance Hall having 2 radiators, telephone point and built-in shelved linen cupboard.

Bedroom One 12' 11" x 9' 8" (3.93m x 2.94m) having radiator, telephone point, wardrobe cupboard and door into En-Suite Shower Room.

Fully Tiled En-Suite Shower Room having White suite comprising shower enclosure with Mira controls and glazed splash screen, pedestal hand basin, low level W.C., walls fully-tiled in complementary ceramics, extractor fan, radiator and electric towel rail.

Bedroom Two 9' 8" x 9' 7" (2.94m x 2.92m) mean to front of cupboards having radiator and dressing surface flanked by fitted wardrobes.

Bedroom Three 9' 10" x 6' 7" (2.99m x 2.01m) having radiator, built-in wardrobe cupboard and further cupboard housing Worcester combi-boiler supplying domestic hot water and central heating to radiators.

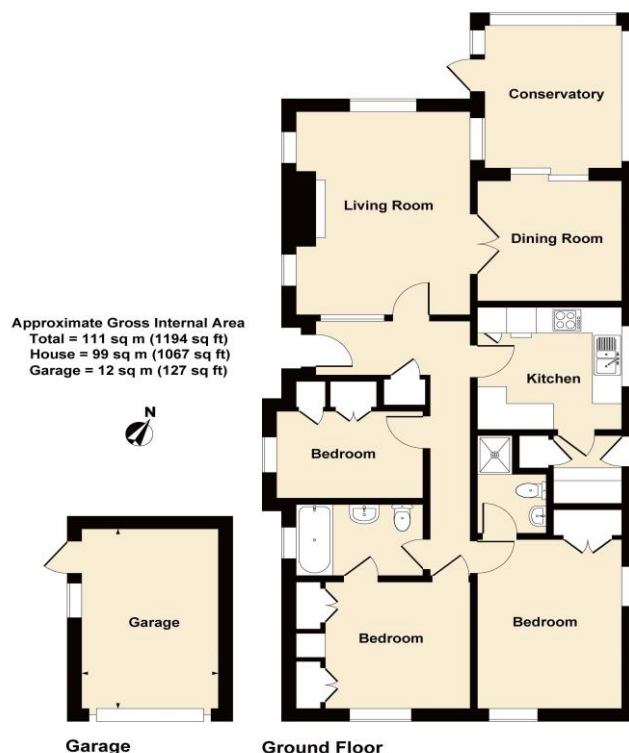
Fully Tiled Bathroom having Rose coloured suite comprising panelled bath, pedestal hand basin, low level W.C., walls fully tiled in complementary ceramics, extractor fan, radiator and electric towel rail.

From the Hall a glazed screen and glazed door lead into:

Pleasant South Facing Sitting Room 15' 6" x 11' 7" (4.72m x 3.53m) enjoying dual aspects and having brick fireplace housing coal-effect Gas fire creating a focal point, radiator, T.V. aerial point and glazed double doors leading into the Dining Room.

Dining Room	9' 10" x 9' 8" (2.99m x 2.94m) having radiator, wall light points, serving hatch to Kitchen, ample space for a dining table and chairs and sliding patio door leading into the Conservatory.
Double Glazed Conservatory	10' 7" x 9' 3" (3.22m x 2.82m) overlooking the Rear Garden having power & light connected, T.V. aerial point, radiator, tiled flooring and French door opening onto Garden Terrace.
Kitchen	9' 7" x 8' 9" (2.92m x 2.66m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and Gas Hob with Filter Hood above, corner breakfast surface, extractor fan, recess for fridge/freezer, radiator, recessed lighting and door to Utility Room.
Utility Room	having postformed worksurface, overhead cupboards, radiator, plumbing for washing machine, built-in cupboard and side door to Garden.
OUTSIDE	The bungalow is approached through a five-bar gate over a gravel driveway providing plenty of Off-Road Parking suitable for a motorhome or caravan, leading to a Detached Garage with up & over door, power & light, and personal side door. To one side is a Shed.
The Gardens	Paths lead to the front and rear doors whilst to the front of the bungalow is a sizeable border stocked with seasonal plants. To the rear of the bungalow is a good-sized private Garden which enjoys a sunny Southerly aspect and includes a paved terrace with an electric awning, areas of lawn with borders stocked with ornamental shrubs and plants all nicely enclosed by fencing and hedging, the foliage of which ensures high levels of privacy.
Services	We understand Mains Water, Drainage, Electricity and Gas are connected to the property.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0045-1212-8505-9200-1604





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE VIEWING

By prior appointment through
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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)

9 Coleridge Close WARMINSTER BA12 8HW	Energy rating D	Valid until: 2 April 2035
		Certificate number: 0045-1212-8505-9200-1604

Property type	Detached bungalow
Total floor area	85 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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