

DAVIS & LATCHAM

ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
 Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
 homes@davislatcham.co.uk



- An individual former Coach House
- Quietly tucked away
- Fitted Kitchen, Cloakroom
- Decked Balcony Garden
- Gas-fired Central Heating
- Very convenient Town Centre location
- Sitting Room, Dual Aspect Dining Room
- Bathroom & 2 Double Bedrooms
- Allocated Car Parking Space
- Upvc Sealed Unit Double Glazing



**The Old Coach House, 35 North Row, Warminster,
 Wiltshire, BA12 9AD**

£265,000



An individual former Coach House quietly tucked away in a very convenient Town Centre location close to all amenities. Pleasant Sitting Room, Dual Aspect Dining Room, Fitted Kitchen, Cloakroom, First Floor Landing, Bathroom & 2 Double Bedrooms, Decked Balcony Garden & Allocated Car Parking Space, Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a former Coach House which has colour-washed brick elevations under a tiled roof and benefits from Upvc double glazing together with Gas-fired central heating to radiators. The generously proportioned accommodation boasts two good-sized reception rooms and two double bedrooms in addition to a South facing decked First Floor Balcony - ideal for alfresco dining. This is a rare opportunity to acquire a comfortable town centre home which might suit young professionals or retirement hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION North Row is part of the town centre Conservation Area and an oasis of peace and quiet in the heart of Warminster, approached at one end via The Avenue and leading at the other onto the High Street. There is a certain kudos associated with North Row and undoubtedly one of its key attractions is its central location and this is reflected by the fact that properties are seldom for sale here. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and eateries. Warminster enjoys a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful park and leisure gardens 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. The town is also well served by 'buses whilst other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train and Bournemouth, Bristol and Southampton Airports are each just over an hour by road.

ACCOMMODATION

Pleasant Sitting Room 15' 3" x 13' 10" (4.64m x 4.21m) a delightful room having an exposed ceiling beam, coal effect Gas fire with paved hearth creating a focal point, T.V. aerial point and radiator.

Dual Aspect Dining Room 12' 6" x 11' 0" (3.81m x 3.35m) a spacious room with an exposed ceiling beam, decorative arched window and solid Oak plank flooring, ample space for dining table and chairs, staircase to the First Floor, telephone point, radiator and step down into the Kitchen.

Fitted Kitchen 12' 11" x 8' 7" (3.93m x 2.61m) having postformed worksurfaces, inset twin bowl colour-keyed sink, range of Cream painted units providing ample drawer and cupboard space, complementary tiling, matching overhead cupboards, pelmet lighting, built-in Electric Double Oven, Electric Hob with Filter Hood above, plumbing for washing machine, recess for fridge/freezer, tiled floor & Upvc double glazed door.

Cloakroom with low level W.C, hand basin with tiled splashback.

First Floor Landing with exposed timberwork, loft access and double doors to the Balcony.

Bedroom One 12' 1" x 9' 1" (3.68m x 2.77m) to wardrobes having exposed timberwork, telephone point and radiator.

Bedroom Two 10' 9" x 9' 2" (3.27m x 2.79m) having exposed timberwork, T.V. aerial point, loft access and radiator.

Dual Aspect Bathroom having panelled bath with Triton shower over and glazed splash screen, hand basin with mixer tap, low level W.C., complementary wall & floor tiling, towel radiator and linen cupboard housing Gas-fired Vaillant combi-boiler supplying domestic hot water and central heating to radiators.

The Balcony Leading off from the Landing are glazed double doors onto a South-facing decked Balcony with trelliswork and walling to one side aiding privacy, an ideal space to enjoy alfresco meals and to display pots and planters.

OUTSIDE

North Row is approached from the High Street at one end and The Avenue at the other, a narrow little-used town centre thoroughfare. Number 35 is accessed via an archway at the High Street end.

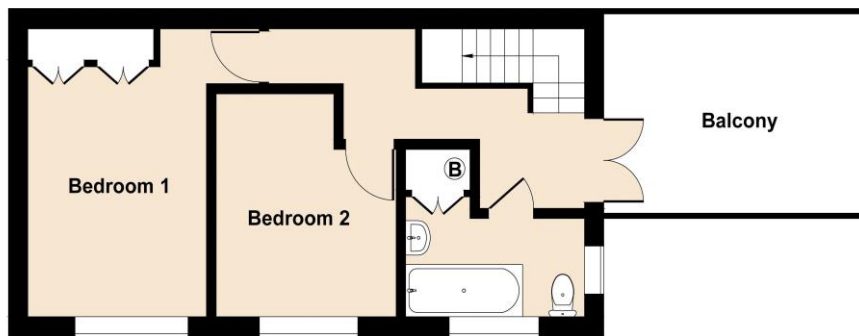
Allocated Parking Space

Services We understand Mains Water, Drainage, Gas and Electricity are connected.

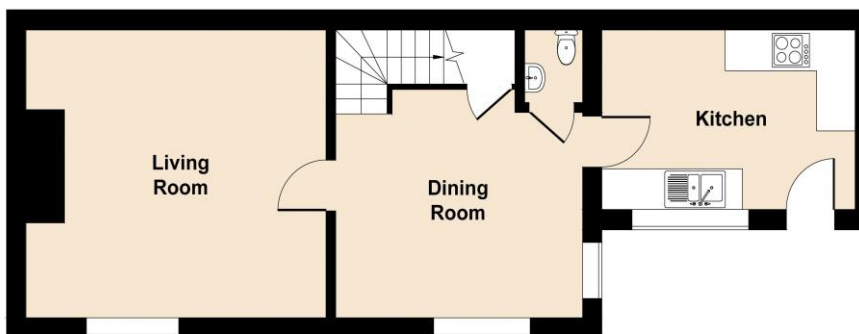
Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0057-0200-6805-1683-2314>



First Floor



Ground Floor

Approximate Gross Internal Area
House = 85 sq m (913 sq ft)



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website - www.davislatcham.co.uk
Email - homes@davislatcham.co.uk

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)

35 North Row WARMINSTER BA12 9AD	Energy rating	Valid until: 6 May 2035
	D	Certificate number: 0057-0200-6805-1683-2314

Property type	Semi-detached house
Total floor area	84 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		83 B
69-80	C		
55-68	D	59 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