

DAVIS & LATCHAM ESTATE AGENTS

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- A mature End of Terrace House**
- Sunny South-facing Sitting Room**
- Utility Room**
- Generous Sized Corner Plot Gardens**
- Gas-fired Central Heating to radiators**
- Minutes on foot from the Town Centre**
- Spacious Kitchen/Diner**
- 2 Double Bedrooms, Bathroom & Separate W.C.**
- Potential To Create Parking (subject to planning)**
- Sealed Unit Double Glazing**



19 The Ridgeway, Warminster, Wiltshire, BA12 9NG

£260,000



Enjoying a popular residential location this mature End of Terrace House is minutes on foot from the Town Centre and overlooks the Warminster Lake Pleasure Grounds. Porch, Hall, Sunny South-facing Sitting Room, Spacious Kitchen/Diner, Utility Room, First Floor Landing, 2 Double Bedrooms, Bathroom & Separate W.C., Generous Sized Corner Plot Gardens with potential to create Parking (subject to planning), Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious end-of-terrace house which was originally built for the local authority although like most in the area is now in private ownership. Although offering scope for some updating the property has pleasing brick elevations under a tiled roof whilst the living accommodation benefits from Gas Fired Central Heating to radiators together with Upvc sealed-unit double glazing. The house benefits from a good-sized corner plot in a popular residential location overlooking Warminster Park and Pleasure Gardens this would be a great choice for a young family purchasing a home for the first time hence the Agents strongly advise an early internal inspection in order to avoid disappointment.

LOCATION The property enjoys the best of both worlds, just moments on foot from the beautifully maintained Warminster Park and Leisure Gardens with its boating lake and wide range of recreational facilities for all ages including tennis courts, a skate park, paddling pool and adventure playground etc. making it ideal for young families. Equally handy is the bustling town centre offering excellent shopping facilities - 3 supermarkets including a Waitrose store and a whole host of independent shops and eateries. Other amenities include a theatre and library, hospital and clinics, and railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance as are the various military bases on Salisbury Plain whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Southampton and Bristol airports are each just over an hour by road.

ACCOMMODATION

Porch with Upvc double-glazed front door and inner door opening into:

Entrance Hall having radiator, temperature thermostat, cupboard housing electrical fusegear, laminate flooring and staircase rising to First Floor:

Sunny South-facing Bay-windowed Sitting Room 13' 5" x 10' 8" (4.09m x 3.25m) plus bay, a light & airy room having fireplace - not in use, with decorative electric fire creating a focal point, there is a Gas point should a buyer wish to install a Gas fire, T.V. aerial point and radiator.

Spacious Kitchen/Diner 19' 10" x 8' 9" (6.04m x 2.66m) having postformed worksurfaces and 1½ bowl stainless steel sink, ample drawer & cupboard space, complementary tiling, matching overhead cupboards, Electric Hob with Filter Hood above, Electric Oven & Grill, integrated Fridge and Dishwasher, built-in cupboard, Gas-fired Vaillant combi-boiler providing domestic hot water and central heating to radiators, telephone point, ample space for breakfast table & chairs.

From the Kitchen a door leads into Utility Room.

Utility Room having plumbing for washing machine, space for a fridge and double-glazed door into Rear Garden whilst beyond is a further useful room suitable as an office with sliding patio door into Garden.

First Floor Landing having access hatch to loft and built-in shelved linen cupboard housing hot water cylinder with immersion heater fitted.

Bedroom One	13' 6" x 10' 9" (4.11m x 3.27m) having radiator, fitted wardrobes and further overhead storage.
Bedroom Two	11' 3" x 8' 9" (3.43m x 2.66m)
Fully Tiled Bathroom	having White suite comprising panelled bath with Aquatronic shower and folding shower screen, vanity hand basin with cupboard under, towel radiator and extractor fan.
Separate W.C.	having low level W.C.
OUTSIDE	
On-Street Parking	Although parking is on-road on a first-come/first-served basis there is ample space in the Rear Garden to create off-road parking if required.
Good-Sized Corner Plot Gardens	The property is approached via a path to the front door and has generous areas of lawn to the front and side whilst the enclosed Rear Garden includes paving and flower borders and the whole is enclosed by a wall and fencing ensuring privacy.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2100-6815-2150-7102-8205



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)

19 The Ridgeway WARMINSTER BA12 9NG	Energy rating D	Valid until: 7 May 2035
		Certificate number: 2100-6815-2150-7102-8205

Property type	End-terrace house
Total floor area	80 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		78 C
55-68	D	64 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