

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



- | | |
|---|--|
| Well presented Park Home | • Residential Development for the over 50's |
| No Onward Chain | • Bay-windowed Sitting Room |
| Bay-windowed Dining Area | • Fitted Kitchen |
| Dual Aspect Double Bedroom & Shower Room | • Driveway Parking & Easily Managed Gardens |
| Gas-fired Central Heating to radiators | • Upvc Sealed Unit Double Glazing |



38 Whitfield Close, Warminster, Wiltshire, BA12 9HX

£129,950



An opportunity to purchase a well presented Park Home ready for immediate occupation with No Onward Chain on this popular Residential Development for the over 50's. Entrance Porch, Bay-windowed Sitting Room, Bay-windowed Dining Area, Fitted Kitchen, Dual Aspect Double Bedroom and Shower Room, Driveway Parking & Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY provides an opportunity to purchase a well-presented Park Home which benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing and has the added bonus of parking and a small easily managed corner plot Garden. This is a property which would suit someone on a limited budget in retirement or semi-retirement seeking an easily run home in a pleasant well run residential park home setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Whitfield Close is a popular Residential Park Home development, exclusively for the over 50's, which is conveniently located off Woodcock Road, close to a bus stop and within comfortable level walking distance from the centre of Warminster with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a 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 main centres in the area include Bath, Frome, Westbury, Trowbridge and Salisbury which are all within a 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. Bristol, Southampton and Bournemouth airports are each just over an hour by car.

ACCOMMODATION

Steps up to:

Entrance Porch having Upvc double glazed front door.

Bay-windowed Sitting Room 15' 6" x 9' 1" (4.72m x 2.77m) a light & airy room having radiator, T.V. aerial point, Upvc double glazed door and door to Rear Lobby.

Rear Lobby with storage area, shelving and Upvc double glazed door.

Bay-windowed Dining Area 11' 8" x 9' 10" (3.55m x 2.99m) enjoying dual aspects, providing ample space for dining table and chairs, radiator, T.V aerial point and telephone point.

Fitted Kitchen 9' 8" x 9' 1" (2.94m x 2.77m) having postformed worksurfaces, stainless steel sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Electric Oven and Hob with Filter Hood above, cupboard housing Worcester Gas-fired combi boiler supplying domestic hot water and central heating to radiators, plumbing for washing machine, recess for fridge/freezer, radiator and vinyl flooring.

Double Bedroom 11' 1" x 9' 8" (3.38m x 2.94m) enjoying dual aspects, having telephone point and radiator.

Shower Room having White suite comprising corner shower enclosure with thermostatic shower, vanity basin with mixer tap, low level W.C. with concealed cistern, complementary tiling, radiator and vinyl flooring.

OUTSIDE

Tarmac Driveway provides Off-Road Parking.

The Gardens	Surrounding the property are small easily managed areas of Garden laid to shingle, mature shrubbery, a decked seating area, an outside tap, metal shed and hand gate to one side, part of which is enclosed by fencing and decorative trelliswork.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected.
Tenure	The property will be assigned in accordance with the terms of a Written Statement under the Mobile Homes Act 1983, a copy of which is available at the Agents offices and is subject to a pitch fee of approximately £173.00 payable on the 1st of each month.
Note:	Under the terms of the Mobile Homes (Commissions) Order 1983 (S.I. 1983/748) each time the property is sold and the agreement assigned the Vendor has to pay the site owner 10% of the selling price.
Rating Band	"A"



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

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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.