

# 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](http://www.davislatcham.co.uk) e-mail:  
[homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)



- Light and airy Terraced House
- Ideal First Time Purchase or Buy-to-Let Investment
- Newly Equipped Kitchen
- 2 Reserved Parking Spaces
- Gas-fired Central Heating
- Freshly decorated
- Cloakroom, Sitting Room
- 2 Bedrooms & Re-fitted Bathroom
- Private South-facing Rear Garden
- Upvc Sealed Unit Double Glazing & New Floorcoverings



**4 Wessex Court, Warminster, Wiltshire, BA12 9EH**

**£225,000**



This freshly decorated light and airy Terraced House would be a great choice for First Time Purchase or as a Buy-to-Let Investment. Hall, Cloakroom, Pleasant Sitting Room, Newly Equipped Kitchen, First Floor Landing, 2 Bedrooms & Re-fitted Bathroom, 2 Reserved Parking Spaces, Private South-facing Rear Garden, Gas-fired Central Heating, Upvc Sealed Unit Double Glazing & New Floorcoverings.

## Accommodation

**THE PROPERTY** is one in a small crescent of properties first occupied in 2006 which have brick elevations under a tiled roof and features Gas-fired central heating to radiators together with Upvc double glazing. The light and airy accommodation has just benefitted from complete redecoration, installation of new Kitchen units and a re-fitted Bathroom together with new floor coverings – vinyl flooring downstairs and carpet upstairs, ensuring it is ready for immediate occupation. Available with no associated chain this would be a great choice for first time purchase or as a ready-made buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Woodcock Road is on the Eastern side of the town conveniently adjacent to the Kingdown Community College and recently updated Sports Complex and on a bus route to the town centre just  $\frac{3}{4}$  mile with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries whilst other amenities include a theatre and library, hospital & clinics. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Primary schooling in the form of New Close and St Georges Catholic primaries - both graded GOOD by Ofsted, are within a comfortable walking distance. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases 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. Southampton, Bournemouth and Bristol airports are each just over an hour by road.

## ACCOMMODATION

**Canopy Porch** having courtesy lamp and double-glazed front door featuring stained glass panel featuring the number 4, opening into:

**Entrance Hall** having radiator, telephone point, cupboard housing fusebox and meter, useful understair recess and staircase to First Floor.

**Cloakroom** having White suite comprising hand basin, low level W.C., extractor fan and radiator.

**Pleasant South-facing Sitting Room** 14' 6" x 10' 9" max (4.42m x 3.27m) a delightful sunny room with 2 radiators, T.V. and telephone point and glazed double French doors opening onto Garden Terrace.

Leading open-plan from the Sitting Room is:

**Newly Equipped Kitchen** 11' 11" x 5' 11" (3.63m x 1.80m) having postformed worksurfaces with inset stainless steel sink, contemporary Matt Grey units providing ample drawer and cupboard space, matching overhead cupboards, inset Gas Hob with Filter Hood above and built-in Electric Oven and Grill, plumbing for dishwasher and washing machine, space for fridge/freezer, spotlighting and cupboard housing GlowWorm Gas-fired combi-boiler providing central heating and domestic hot water.

From the Hall an easy staircase with handrails leads to:

**First Floor** Landing having built-in shelved linen cupboard and access hatch to roof.

- Bedroom One** 10' 4" x 9' 2" (3.15m x 2.79m) having radiator, T.V. aerial point and built-in cupboard with hanging rail and shelf.
- Bedroom Two** 13' 3" x 8' 3" (4.04m x 2.51m) having radiator.
- Re-fitted Bathroom** having contemporary White suite comprising panelled bath with thermostatic shower and glazed splash screen, pedestal hand basin and low level W.C., complementary tiling, towel radiator, extractor fan, shaver/light fitting and vinyl flooring.

## OUTSIDE

- Parking** Immediately to the rear of the property is the resident's car park where space is reserved for 2 cars.
- The Easily Managed Rear Garden** enjoys a sunny Southerly aspect which includes an area of paving, artificial turf and decorative slate all nicely enclosed by fencing ensuring privacy whilst a handgate leads to the adjacent resident's Parking.
- Services** We understand Metered 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/9508-1978-7299-5843-9944>



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](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto: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 consent.

**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)

4, Wessex Court WARMINSTER BA12 9EH	Energy rating <b>C</b>	Valid until: <b>10 November 2027</b>
		Certificate number: <b>9508-1978-7299-5843-9944</b>

Property type	Mid-terrace house
Total floor area	61 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 C. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		90 <b>B</b>
69-80	<b>C</b>	76 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		