

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



- Grade II Listed Victorian Townhouse**
- Sitting Room, Dining Room**
- First Floor Bathroom & 2 Bedrooms**
- Off-Road Parking**
- Gas-fired Central Heating to radiators**
- Level walking distance to Town Centre & Schooling**
- Fitted Kitchen, Cloakroom**
- Second Bathroom & 2 Further Bedrooms**
- Large Well Stocked Rear Garden**
- Extensive Exposed Elm Floorboards**



37 Portway, Warminster, Wiltshire, BA12 8QQ

£495,000



Within level walking distance of the Town Centre and Schooling a rare opportunity to acquire a Grade II Listed Victorian Townhouse with the bonus of off-road parking and a large garden. Entrance Vestibule, Hall, Pleasant Sitting Room, Dining Room, Fitted Kitchen, Cloakroom, First Floor Landing, Bathroom & 2 Bedrooms, Second Floor Landing, Bathroom & 2 Further Bedrooms, Off-Road Parking & Large Well Stocked Rear Garden, Gas-fired Central Heating to radiators & Extensive Exposed Elm Floorboards.

Accommodation

THE PROPERTY is an attractive Grade II listed 3-storey end of terrace townhouse, which records indicates dates from the early/mid 19th century probably circa 1840, and has attractive Wisteria clad mellow brick elevations with Ashlar stone door and window openings with working sash windows all under a tiled roof. Lovingly restored in 2007 with guidance from Heritage England the property has benefitted from a comprehensive yet sympathetic scheme of restoration, preserving the surviving original features, including Elm floorboarding and as a result the property had a completely new roof, new ceilings and a new heating system and wiring. Ideal for family occupation this is a rare opportunity to acquire a spacious period home with four double bedrooms and two Bathrooms, close to the town centre available without an associated sale chain hence the Agents strongly recommend an early inspection in order to avoid disappointment.

LOCATION

It would be hard to find a more convenient location than Portway, just a short level stroll from the town centre, and an excellent choice for families with young children, as schooling is conveniently close by at Avenue Primary School whilst Warminster co-educational boarding and day Public School is within walking distance whilst the nearby downs and golf course are equally accessible. Warminster provides excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and eateries whilst other amenities include a theatre, library, hospital and clinics and a 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 including Westbury, Frome, 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 South-West and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road. Other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within comfortable driving distance as are the various Salisbury Plain military establishments.

ACCOMMODATION

Entrance Vestibule having attractive decorative tiled mat well surround and glazed inner door into:

Hall having Oak laminate flooring, radiator, cloaks hanging space, understairs cupboard housing Gas-fired GlowWorm boiler supplying central heating and domestic hot water, door to glazed Rear Garden and staircase to First Floor.

Charming Living Room 13' 9" x 10' 10" (4.19m x 3.30m) having an open fireplace with attractive marble surround and decorative tiling creating a focal point, either side is fitted shelving which is illuminated, decorative dado rail, recessed lighting, radiator and T.V. aerial point.

Dining Room 10' 10" x 11' 9" (3.30m x 3.58m) having large window overlooking the Garden, open fireplace with decorative tiled surround flanked by bookshelving, Oak laminate flooring, ample space for a dining table & chairs, recessed lighting, radiator, T.V. aerial point and double doors into Kitchen.

Galley-style Kitchen	14' 1" x 6' 9" (4.29m x 2.06m) having a vaulted ceiling with exposed structural timberwork and brickwork, postformed work surfaces, 1½ bowl sink, range of contemporary Shaker-style units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in multi-fuel Cooker with Gas Hob/Electric Oven and Filter Hood above, plumbing for dishwasher and washing machine, recessed lighting, heating controls, exposed Oak flooring, door to Garden and door into Cloakroom.
Cloakroom	with White suite comprising low level W.C., hand basin, radiator and extractor fan.
First Floor Landing	having cupboard housing hot water cylinder, recessed lighting, radiator and staircase rising to Second Floor.
Bedroom Four	13' 0" x 10' 9" (3.96m x 3.27m) having fireplace with decorative surround, exposed Elm floorboards, radiator, broadband terminal and recessed lighting.
Bedroom Three	12' 9" x 10' 10" (3.88m x 3.30m) having fireplace with stone surround, exposed Elm floorboards, radiator, recessed lighting and door into Bathroom.
Bathroom	having White suite comprising panelled bath with shower above having thermostatic controls, hand basin, low level W.C. with concealed cistern, complementary wall and floor tiling, underfloor heating, towel radiator, recessed lighting and extractor fan. This can serve as a "Jack & Jill" Bathroom with doors from the Landing and Bedroom.
Second Floor Landing	having Elm floorboards and recessed lighting.
Bedroom Two	13' 0" x 10' 10" (3.96m x 3.30m) having exposed Elm floorboards, radiator, recessed lighting and access hatch to roof void.
Bedroom One	18' 7" into door recess x 10' 9" (5.66m x 3.27m) having fireplace with stone surround, exposed Elm floorboards, radiator and recessed lighting whilst a door leads into an En Suite Bathroom.
En Suite Bathroom	having White suite comprising panelled bath, corner hand basin, low level W.C. with concealed cistern, complementary wall and floor tiling, underfloor heating, towel radiator, recessed lighting, extractor fan and built-in cupboard.
OUTSIDE	
Parking	The property has the added bonus of Off-Road Parking - a rarity in this area of the town where parking is at a premium.
The Gardens	To the front the property is set behind dwarf walling and ornamental railings and a small lawn with flowerbeds stocked with seasonal plants and shrubs whilst a gated flagstone path leads to the front door. To the rear is a very long Garden would be great for a family with young children and includes a meandering cobbled path flanked by lawn, a sheltered pergola and barbecue, a Workshop with power & light connected whilst beyond is a further area suitable for the cultivation of vegetables and a Shed. The whole is enclosed by fencing and walling and enjoys a Westerly aspect which benefits from the afternoon and evening Summer Sun.
Workshop	9' 6" x 9' 5" (2.89m x 2.87m)
Services	We understand Mains Water, Drainage, Gas and Electricity are all connected.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	Exempt.



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.