

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious extended Detached House**
- Sitting Room, Extended Dining Room, Kitchen**
- 4 Bedrooms, Bathroom & Shower Room**
- Generous Mature Well-Stocked Gardens**
- Upvc Double Glazing**
- Tucked away within a short walk from the Town**
- Rear Lobby with Utility Area & Cloakroom**
- Two Garages & Driveway Parking**
- Air Source Heat Pump Central Heating**
- Roof Mounted PV Panels**



55 Manor Gardens, Warminster, Wiltshire, BA12 8PN

£375,000



This spacious extended Detached family home is nicely tucked away within a short walk from the Town Centre and its amenities. Entrance Porch, Hall, Pleasant Sitting Room, Extended Dining Room, Kitchen, Rear Lobby with Utility Area and Cloakroom, First Floor Landing, 4 Bedrooms, Bathroom & Shower Room, Two Garages & Driveway Parking, Generous Mature Well-Stocked Gardens, Air Source Heat Pump Central Heating, Upvc Double Glazing & Roof Mounted PV Panels.

Accommodation

THE PROPERTY is a spacious extended mature detached house, now in need of updating, which has attractive brick and tile hung elevations under a tiled roof and benefits from Upvc double glazing. The property has the added bonus of a Samsung Air Source Heat pump heating system and 16 roof-mounted Photo Voltaic panels which generate free day-time Electricity together with battery back-up ensuring the property offers a highly efficient low carbon renewable alternative to traditional high carbon systems. Although offering scope for some updating this is a spacious home which would be a great choice for a young family needing plenty of space and wishing to live close to all amenities, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Nicely tucked away in a quiet cul-de-sac in Manor Gardens, a popular residential area close to the town centre yet well away from traffic and hence popular with families with young children, as schooling is conveniently closeby at Minster Primary School whilst Warminster co-educational boarding and day Public School is also nearby. The centre of Warminster is within comfortable easy walking distance providing excellent shopping facilities - 3 supermarkets including a Waitrose store and a nearby Morrisons 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.

ACCOMMODATION

Entrance Porch with inner door opening into:

Hall having radiator, telephone point understair cupboard and staircase to First Floor.

Pleasant Sitting Room 13' 10" x 11' 0" (4.21m x 3.35m) a light & airy room having fireplace with decorative surround creating a focal point, T.V. aerial point, 2 radiators and double doors into Dining Room.

Extended Dining Room 17' 1" x 12' 4" (5.20m x 3.76m) x 17' 1" x 10' 10" (5.20m x 3.30m) a spacious room enjoying triple aspects, having 2 radiators, ample space for dining table & chairs and patio doors out to the Rear Garden.

Kitchen 10' 3" x 9' 3" (3.12m x 2.82m) having postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, complementary tiling, overhead cupboards, points for Electric cooker, larder cupboard and door to Rear Lobby.

Rear Lobby having personal rear door to Garage, door to Cloakroom with low level W.C. and hand basin and Utility Area with plumbing for washing machine, space for tumble dryer and door to the Rear Garden.

First Floor Landing having loft access hatch and built-in cupboard housing pressurised hot water tank.

Bedroom One	11' 4" x 9' 9" (3.45m x 2.97m) plus door recess having radiator and built-in wardrobes.
Bedroom Two	12' 2" x 8' 7" (3.71m x 2.61m) having radiator and built-in wardrobes.
Bedroom Three	10' 6" x 8' 5" (3.20m x 2.56m) plus door recess with radiator and built-in wardrobes.
Shower Room	having White suite comprising corner shower enclosure with Mira shower, vanity hand basin with cupboard under, low level W.C. complementary tiling, towel radiator and electric shaver point.
Bedroom Four	8' 7" x 8' 3" (2.61m x 2.51m) having radiator and cupboard.
Bathroom	having panelled bath with Mira shower above and glazed splash screen, pedestal hand basin, complementary tiling and towel radiator.
OUTSIDE	
Garages One	18' 5" x 7' 10" (5.61m x 2.39m)
Garage Two	16' 2" x 9' 9" (4.92m x 2.97m)
Two Garages	approached via short driveway providing Off-Road Parking each with remotely operated roller-shutter door, one has power & light connected, electrical fusegear, Sunnyboy PV inverter controls and two Pylontech battery packs providing night-time power.
The Generous Sized Sheltered Gardens form three sides of the property. To the front is a small area of lawn and flowerborders whilst the Rear Garden includes a paved terrace, areas of gravel and lawn with well stocked flowerbeds, shrubs and bushes and tucked away to the rear of the Garage is a Shed. The whole is nicely enclosed by fencing ensuring privacy and enjoys a sunny Westerly aspect.	
Services	We understand Mains Water, Drainage, Gas and Electricity are connected to the property.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0054-1212-0105-0819-1800





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)

55 Manor Gardens WARMINSTER BA12 8PN	Energy rating D	Valid until: 7 May 2035
		Certificate number: 0054-1212-0105-0819-1800

Property type	Detached house
Total floor area	104 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		76 C
55-68	D	66 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