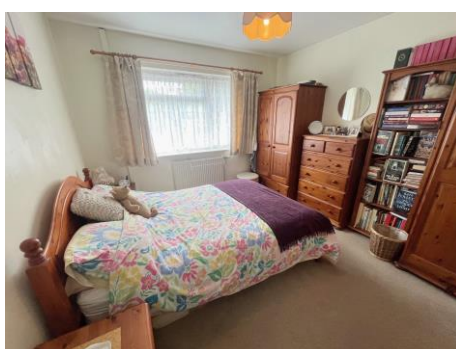


# DAVIS & LATCHAM ESTATE AGENTS

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)



- |   |  |
|---|--|
| <b>Semi Detached Bungalow</b>                 | • Tucked away at the end of a Cul-de-Sac |
| <b>On the Eastern outskirts of the Town</b>   | • Sitting Room, Garden Room              |
| <b>Kitchen</b>                                | • Bathroom & 2 Bedrooms                  |
| <b>Tandem Garage, Driveway Parking</b>        | • Mature Well Stocked Gardens            |
| <b>Gas-fired Central Heating to radiators</b> | • Upvc Sealed Unit Double Glazing        |



**66 Barley Close, Warminster, Wiltshire, BA12 9LX**

**£300,000**



This Semi Detached Bungalow is quietly tucked away at the end of a Cul-de-Sac in this popular Residential area close to countryside on the Eastern outskirts of the Town. Entrance Porch, Hall, Bathroom & 2 Bedrooms, Pleasant Sitting Room, Garden Room, Kitchen, Rear Lobby, Tandem Garage, Driveway Parking & Mature Well Stocked Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is an attractive semi-detached bungalow which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The bungalow has the added bonus of an extended tandem Garage together with a Garden Room and well-stocked private sunny South-facing rear Garden. This would be an ideal choice for someone seeking an easily run home for retirement, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

quietly tucked away at the end of a cul-de-sac on the Eastern outskirts of Warminster in Barley Close, a popular residential area where homes are seldom available for sale. Nearby in Prestbury Drive is a neighbourhood convenience store serving everyday needs, whilst in Boreham Road is St John's C of E Church and St George's RC Church and just minutes on foot is the Smallbrook Meadows Local Nature Reserve. The town centre offers 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 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 centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within comfortable driving distance 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

Entrance Porch	having double glazed front door, courtesy light, tiled floor and glazed inner door into:
Hall	having glazed inner door, heating thermostat, radiator, built-in linen cupboard housing Ideal Combi-boiler supplying domestic central heating to radiators and domestic hot water, access hatch with folding ladder to part boarded loft with light connected.
Bedroom One	11' 11" x 10' 5" (3.63m x 3.17m) having radiator and window overlooking the rear garden.
Bedroom Two	9' 8" x 7' 11" (2.94m x 2.41m) with radiator and telephone point.
Bathroom	having contemporary White suite comprising shower bath with Triton shower above and glazed splash screen, pedestal hand basin, low level W.C., extractor fan, radiator and complementary partly tiled walls and tiled flooring.
Pleasant Sitting/Dining Room	16' 11" x 11' 11" (5.15m x 3.63m) having Coal-effect Electric fire creating a focal point, radiator, T.V. aerial point and wall light points.
Kitchen	9' 5" x 8' 9" (2.87m x 2.66m) having postformed worksurfaces, 1½ bowl stainless steel sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Electric Cooker with Filter Hood above, built in Fridge, plumbing for washing machine, radiator and ceramic tiled flooring.
Garden Room	12' 3" x 8' 0" (3.73m x 2.44m) having a triple aspect room overlooking the Rear Garden, ideal as a Dining Room, which has a radiator and had a new rubber roof installed in 2024.

## OUTSIDE

**Rear Lobby** currently used as a Utility Area with further cupboards, radiator and door to Garage.

**Tandem Garage** 26' 0" x 8' 3" (7.92m x 2.51m) approached via a driveway providing ample off-road parking, having side opening door for ease of access, power & light connected.

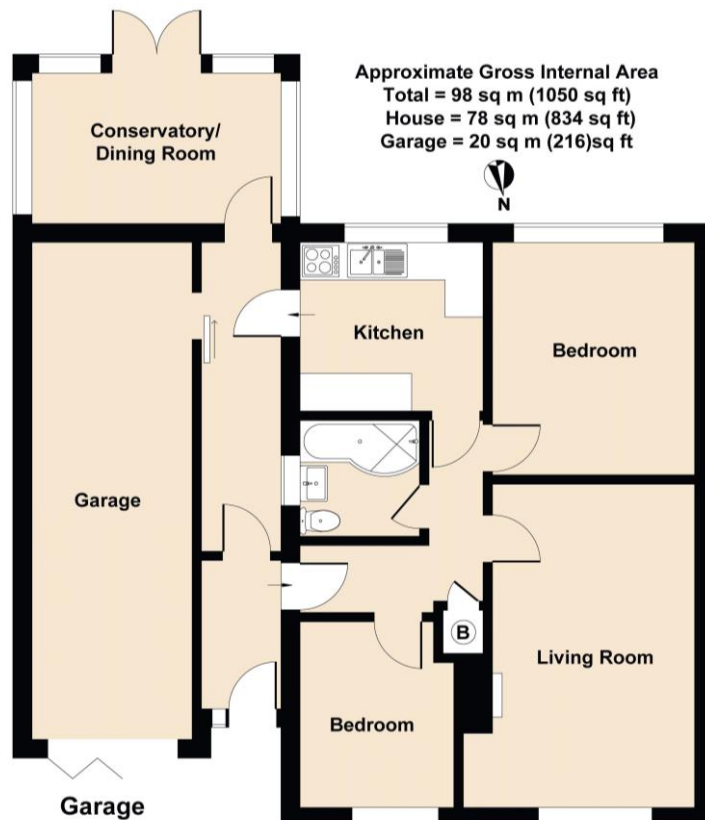
**The Well Stocked Established Gardens** are laid to the front to an area of paving with shrubs, shingle and ground cover plants and a mature hedge whilst a gated path leads to the Rear Garden. The rear of the bungalow enjoys a sunny Southerly aspect and includes an outside tap, a paved terrace, an area of lawn with mature shrubs, fruit trees, soft fruits, an ornamental pond and a shed. The whole is nicely enclosed by fencing and hedging ensuring privacy.

**Services** We understand Mains Water, Drainage, Gas and Electricity are all connected to the property.

**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0000-3780-0522-8405-3843>



## 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

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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)

66 Barley Close WARMINSTER BA12 9LX	Energy rating  C	Valid until: 8 August 2034
		Certificate number: 0000-3780-0522-8405-3843

Property type	Semi-detached bungalow
Total floor area	99 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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