

# DAVIS & LATCHAM ESTATE AGENTS

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- Ground Floor Apartment with direct garden access**
- No Onward Chain**
- Individual Entrance Hall**
- Sitting Room With Direct Garden Access**
- House Manager, Large Residents' Lounge**
- Town Centre Retirement Development**
- Communal Entrance Hall with Lift to all floors**
- Double Bedroom, Fully-tiled Bathroom**
- Sealed-unit Double Glazing, Some Electric Heating**
- Laundry Room**



**10 Homeminster House, Station Road, Warminster,  
Wiltshire, BA12 9BP**

**£60,000**



A rare opportunity to acquire a Ground Floor Apartment with direct garden access in this popular Town Centre Retirement Development - Available with No Associated Sale Chain. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, Double Bedroom, Fully-tiled Bathroom, Sitting Room With Direct Garden Access, Kitchen, Sealed-unit Double Glazing & Some Electric Heating, House Manager, Large Residents' Lounge & Laundry Room.

## Accommodation

**THE PROPERTY** is a light & airy retirement apartment located on the Ground Floor at Homeminster House, one of the few which enjoy direct garden access, in this attractive purpose-built town centre development with well-lit communal hallways whilst all floors are served by a lift and stairways. Thoughtfully planned with the over 60's in mind, all properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building and an out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Available with no associated sale chain this is a rare opportunity to acquire a Ground Floor apartment with access onto a small area of outside space hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops and eateries. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath 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. Bournemouth, Bristol and Southampton Airports are each just over an hour by car.

## ACCOMMODATION

**Sheltered Porch Area** with secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

**Hall** with individual front door into the apartment.

**Private Inner Hall** having entryphone/intercom, smoke alarm sensor and built-in shelved cupboard housing electrical fusegear, meter, cold water tank and hot water cylinder with twin immersion heaters.

**Bedroom** 12' 2" x 8' 8" (3.71m x 2.64m) overlooking the Gardens having wall light fittings, telephone point and wardrobe cupboard with bi-fold doors.

**Fully-tiled Bathroom** having White suite comprising panelled bath with Mira shower, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary wall tiling, fan heater and extractor fan.

**Pleasant Sitting Room** 15' 5" x 10' 6" (4.70m x 3.20m) a light and airy room having a picture window and double glazed door enjoying a pleasant aspect and direct Garden access to a paved sitting area, electric heater, telephone point, wall light points and T.V. aerial point.

From the Sitting Room an archway leads into:

**Kitchen** 7' 2" x 5' 5" (2.18m x 1.65m) having postformed worksurfaces and inset single drainer sink, drawer & cupboard space, complementary tiling, matching overhead cupboards with pelmet lighting, built-in Electric Oven and Ceramic Hob with Filter Hood above, recess for Fridge/Freezer and spotlighting.

## OUTSIDE

**Residents' Parking** Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

**The approach to the building** is attractively laid to landscaped borders stocked with ornamental shrubs and ground cover plants adjacent to the Visitors' Parking Spaces whilst Number 10 is on the Ground Floor and has direct access direct access to a paved sitting area and can be accessed either via the communal entrance or independently.

**Services** We understand Mains Water, Drainage & Electricity are connected to the property.

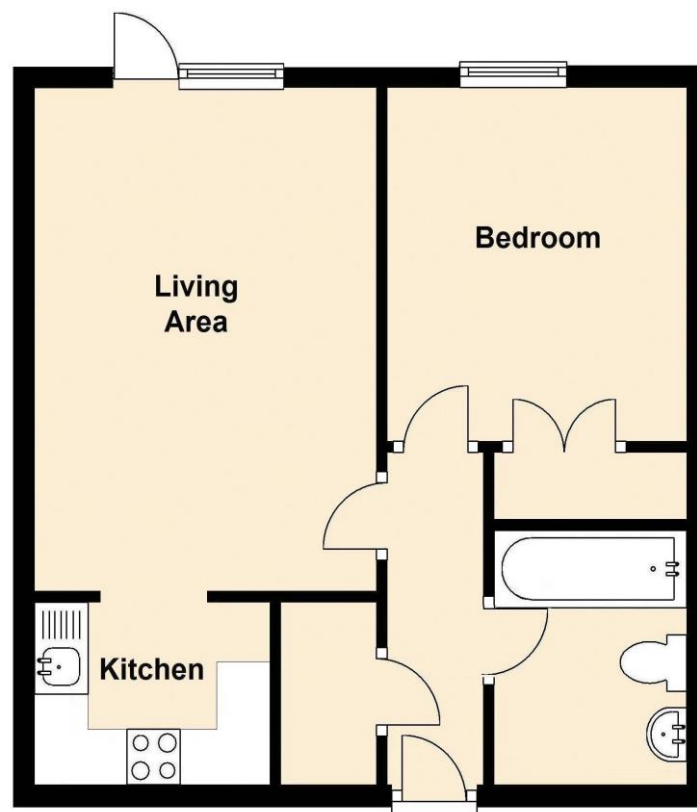
**Tenure** Leasehold with vacant possession.

**Lease** The property is held on a 99 year lease which commenced on 01.09.1985 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 March 2025 - 31 August 2025 is £1,347.67. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

**Ground Rent** £256.03 for the six-month period 1 March 2025 - 31 August 2025.

**Rating Band** "A"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/3220-2151-0130-8102-1593>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

## VIEWING

By prior appointment through  
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## 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.



## Energy performance certificate (EPC)

Flat 10 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating  <b>C</b>	Valid until: <b>27 May 2035</b>
		Certificate number: <b>3220-2151-0130-8102-1593</b>

Property type	Ground-floor flat
Total floor area	37 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		81 B
69-80	C	72 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