

DAVIS & LATCHAM ESTATE AGENTS

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- A light & airy first floor apartment**
- Communal Entrance Hall with Lift serving all floors**
- 1 Double Bedroom**
- Sunny South-facing Sitting Room & Kitchen**
- Economy 7 Night Store Heating**
- Town Centre Retirement Development**
- Individual Entrance Hall**
- Fully-tiled Shower Room**
- Sealed-unit Double Glazing**
- House Manager, Residents' Lounge & Laundry Room**



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

£65,000



This light & airy first floor apartment is located in a popular Town Centre Retirement Development with the added bonus of an extended lease. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Fully-tiled Shower Room, Sunny South-facing Sitting Room & Kitchen, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a comfortable light & airy South-facing retirement apartment conveniently located on the First Floor of Homeminster House, an attractive purpose-built development of retirement apartments with well-lit communal hallways and all floors are served by a lift and stairways. Thoughtfully planned with the over 60's in mind this purpose-built development has well-lit communal hallways, all floors are serviced by a lift and stairways whilst all properties benefit from Double Glazing and Economy 7 Night Store Heating. The building has state-of-the-art safety & security systems linked to an experienced House Manager who is responsible for overseeing the smooth day-to-day running of the building whilst 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. Immediately available and with no associated sale chain, 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 and the nearby railway station. 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 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, Laundry and large Residents' Lounge Area are all conveniently closeby.
- Hallway** with individual front door leading into the apartment.
- Private Inner Hall** having entryphone/intercom linked to the main front door and smoke alarm sensor.
- Double Bedroom** 17' 7" x 8' 9" (5.36m x 2.66m) having night store heater, built-in wardrobe cupboard with bi-fold doors, hanging rail and shelf and wall light points.
- Fully-tiled Shower Room** with White suite comprising glazed shower enclosure with Mira shower, vanity hand basin with cupboard under, low level W.C., extractor fan, towel radiator and complementary wall tiling.
- Pleasant Sitting Room** 14' 4" x 12' 1" (4.37m x 3.68m) a light and airy South-facing room featuring a large picture window which enjoys a pleasant aspect overlooking the car park and entrance to the building and has a digital night store heater, wall light points, telephone point, T.V. aerial point, built-in shelved cupboard housing electric meters and fusegear together with Ariston Andria water heater providing domestic hot water.

An archway leads into the Kitchen.

Kitchen 7' 4" x 5' 6" (2.23m x 1.68m) which has the rare bonus of an external window ensuring plenty of natural light and ventilation, postformed worksurfaces, inset stainless steel sink, drawer & cupboard space, complementary wall tiling, matching overhead cupboards, recess for slot-in cooker, strip lighting, extractor fan and space for fridge.

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. There are further well-stocked Gardens for resident's enjoyment adjacent to the Western and Northern flanks of the building.

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

Tenure Leasehold with vacant possession.

Lease The property is held on a 139 year lease which commenced 1 September 1986 subject to an annually reviewable all-in maintenance charge, the amount payable for the current half year period 1 March 2025 - 31 August 2025 is £2506.22 which covers upkeep of communal areas, provision of House Manager, Metered Water and includes Building Insurance.

Ground Rent £256.03 for the current half-year period.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0253-1212-2805-1818-1104>



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)

Flat 19 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 27 May 2035
		Certificate number: 0253-1212-2805-1818-1104

Property type	Mid-floor flat
Total floor area	44 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	78 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