

DAVIS & LATCHAM ESTATE AGENTS

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- Family-sized Link Detached Cottage**
- On the Western outskirts of the Town**
- Re-fitted Kitchen**
- Driveway Parking**
- Gas-fired Central Heating to radiators**
- Tucked away from busy roads**
- Sitting Room, Spacious Dining Room**
- 3 Bedrooms & Bathroom**
- Private Enclosed West-facing Garden**
- Upvc Sealed Unit Double Glazing**



117 Pound Street, Warminster, Wiltshire, BA12 8NS

£350,000



This family-sized Link Detached Cottage is nicely tucked away from busy roads in a popular residential area on the Western outskirts of the Town. Entrance Porch/Utility, Pleasant Sitting Room, Spacious Dining Room, Re-fitted Kitchen, First Floor Landing, 3 Bedrooms & Bathroom, Driveway Parking and Private Enclosed West-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious family-sized link detached cottage which has colour-washed elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The light & airy accommodation is tastefully decorated in a contemporary style and features two good-sized reception rooms whilst in recent years the Kitchen has been updated. The cottage also has the added bonus of a private front garden and driveway parking. Ready to move into this is a property which would suit both a family or professional couple hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION nicely tucked away in a pleasant elevated enclave of 3 properties approached off Pound Street via a driveway shared with its neighbours, on the Western fringes of Warminster, not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen rambler, dog walkers and cyclists alike. Within moments on foot is a small parade of neighbourhood shops including a Tesco Express, providing everyday needs whilst the bustling town centre is just under a mile offering excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Amenities include a theatre and library, clinics and hospital, a beautiful town centre park and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto South Wales. The town is served by regular buses and a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads provide swift road access throughout the West Country 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/Utility having Upvc double-glazed front and side door, cloaks hanging space, Shaker style cupboards with wooden worksurface, tiled floor and wooden inner door.

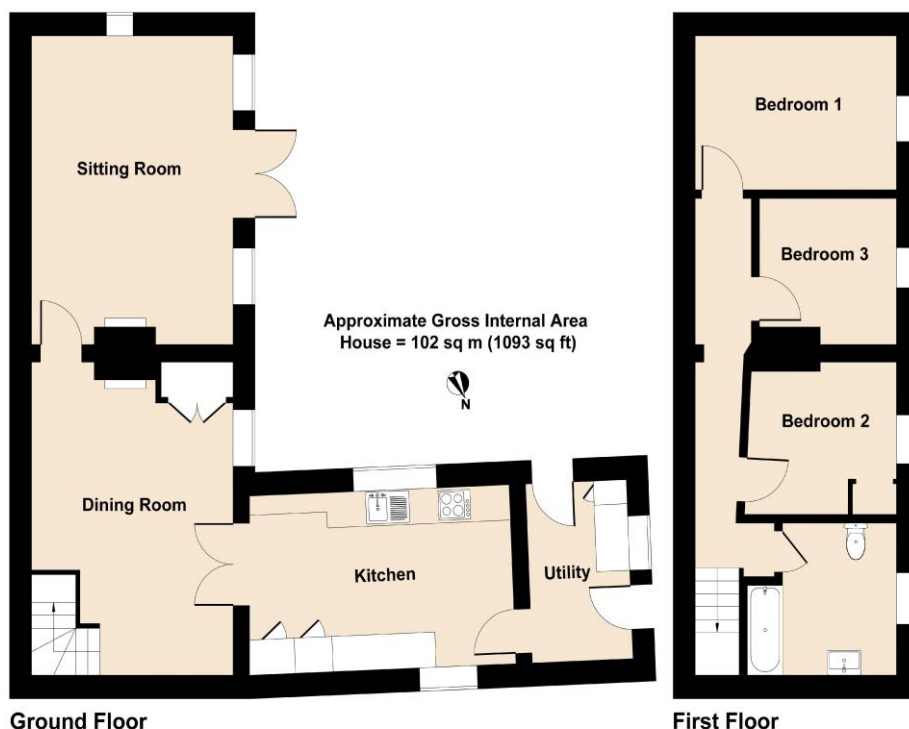
Pleasant Sitting Room 17' 5" x 12' 0" (5.30m x 3.65m) a delightful room enjoying dual aspects having a fireplace housing a Yeoman woodburner with overmantel and tiled hearth creating a focal point, wall light points, T.V. aerial point, and radiator whilst French windows lead into the Garden.

Good Sized Dining Room 16' 9" x 12' 3" (5.10m x 3.73m) having brick open fireplace (not in use), ample space for a dining table and chairs, radiator, wall light points, heating thermostat, built-in cupboard and staircase to First Floor.

Spacious Well Appointed Kitchen 15' 6" x 8' 11" (4.72m x 2.72m) having range of solid wood worksurfaces with 1½ bowl sink, contemporary Grey Shaker-style units providing ample drawer and cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Oven, Gas Hob with Filter Hood over, integrated Dishwasher and Fridge/Freezer, Gas-fired Worcester combi boiler providing central heating and domestic hot water, plumbing for washing machine, electrical fusegear, telephone point, recessed lighting, hatch to loft and tiled flooring.

First Floor Landing having access hatch to loft space.

Bedroom One	12' 1" x 8' 9" (3.68m x 2.66m) with access hatch to loft space and radiator.
Bedroom Two	8' 9" x 8' 3" (2.66m x 2.51m) with radiator and built-in shelving and hanging space.
Bedroom Three	8' 5" x 6' 10" (2.56m x 2.08m) currently set up as an office having radiator.
Bathroom	having contemporary White suite comprising panelled bath with thermostatic shower over, vanity hand basin with cupboard under, complementary tiling, low level W.C, towel radiator and vinyl flooring.
Parking	Approached through wooden gates there is a shingle driveway/parking.
The Garden	The West-facing Garden is located to the front of the cottage and includes lawn, borders with mature shrubbery and seasonal plants, an outside tap and a sheltered seating area enjoying a good level of privacy. The whole is nicely enclosed by closeboarded fencing.
Services	We understand Mains Water, Gas and Electricity are connected. Drainage is to a private system shared with the two neighbouring properties.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0232-4824-4100-0871-5226



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)

117 Pound Street WARMINSTER BA12 8NS	Energy rating D	Valid until: 30 April 2032
		Certificate number: 0232-4824-4100-0871-5226

Property type	Semi-detached house
Total floor area	103 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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