

DAVIS & LATCHAM ESTATE AGENTS

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| Charming easily run Victorian Mid-Terraced Cottage | • Attractively priced for a quick sale |
| Cosy Sitting Room with open fire, Kitchen | • Double Bedroom One & Study/Nursery |
| Bathroom | • Bedroom Two |
| Electric Night Store Heating | • Enclosed Easily Managed Garden |
| | • Sealed Unit Double Glazing |



69 Shrewton Road, Chitterne, Warminster, Wiltshire, BA12 0LN

£165,000



Attractively priced for a quick sale this charming easily run Victorian Mid-Terraced Cottage is located on the edge of this popular downland village. Entrance porch, Cosy Sitting Room with open fire, Kitchen, First Floor Landing, Double Bedroom One & Study/Nursery Bedroom Two, Bathroom, Enclosed Easily Managed Garden, Electric Night Store Heating & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a cosy Victorian mid-terraced cottage which has colourwashed brick and rendered elevations under a slate tiled roof and benefits from Electric night storage heating together with Upvc sealed-unit double-glazing. The easily run living accommodation has a charming beamed Sitting Room with the added bonus of an open fire. This is a rare opportunity to acquire an attractively priced home in a popular Salisbury Plain village hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION The small and fairly remote downland village of Chitterne is surrounded by the wide-open spaces of the Salisbury Plain and should appeal to keen ramblers and cyclists alike whilst the Chitterne Brook, a winterbourne, flows through the village before becoming a tributary of the River Wylye at Codford. The focus of life centres on the Church and village hall, although the Kings Head has just re-opened as a community-run pub following refurbishment. Chitterne also has large playing field on which cricket and football are played and closeby are community allotments operated by the Parish Council. Codford has a filling station hosting a Budgen's village store and off-licence, a Clinic, Veterinarian practice and the Woolstore Village Theatre. Warminster about 7 miles distant with its bustling town centre offers excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and eateries and a wide range of other amenities which include a theatre and library, hospital and clinics, schooling and a railway station. Rail users enjoy regular services to Salisbury and direct to London Waterloo, and to Bath with a direct line to South Wales. Besides Warminster, Salisbury, Amesbury and Andover are all very commutable hence the village has in the past proved popular with military personnel based at one of the many Salisbury Plain military bases in the area. London is commutable 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:

Cosy Beamed Sitting Room 12' 9" x 11' 2" (3.88m x 3.40m) having open fireplace creating a focal point, exposed ceiling beam, wall light points, night store heater, telephone point and T.V. aerial point.

Kitchen 9' 9" x 5' 4" (2.97m x 1.62m) plus understairs recess with postformed worksurfaces, inset stainless steel sink unit, Shaker-style units providing drawer and cupboard space, plumbing for washing machine, recess for slot-in Electric cooker, electrical fusegear, understair recess with space and point for fridge/freezer and stairs to First Floor.

First Floor Small Landing having night store heater and access hatch to loft.

Double Bedroom 13' 2" x 8' 4" (4.01m x 2.54m) having night store heater.

Nursery/Bedroom Two 8' 9" max x 6' 8" (2.66m x 2.03m) maximum measured into doorway and recess having cupboard housing hot water cylinder with immersion heater fitted.

Bathroom having White suite comprising panelled bath with Mira shower and bifold splash screen, complementary tiling, pedestal hand basin, low level W.C., extractor fan and recessed spotlighting.

OUTSIDE

On-Road Parking is usually available nearby in Shrewton Road on a first come/first serve basis.

The Garden is all to the front of the cottage and is laid to an area of paving, decorative shingle and artificial grass with a raised border at one side whilst in one corner is a large timber Shed and the whole is nicely surrounded by interwoven fencing.

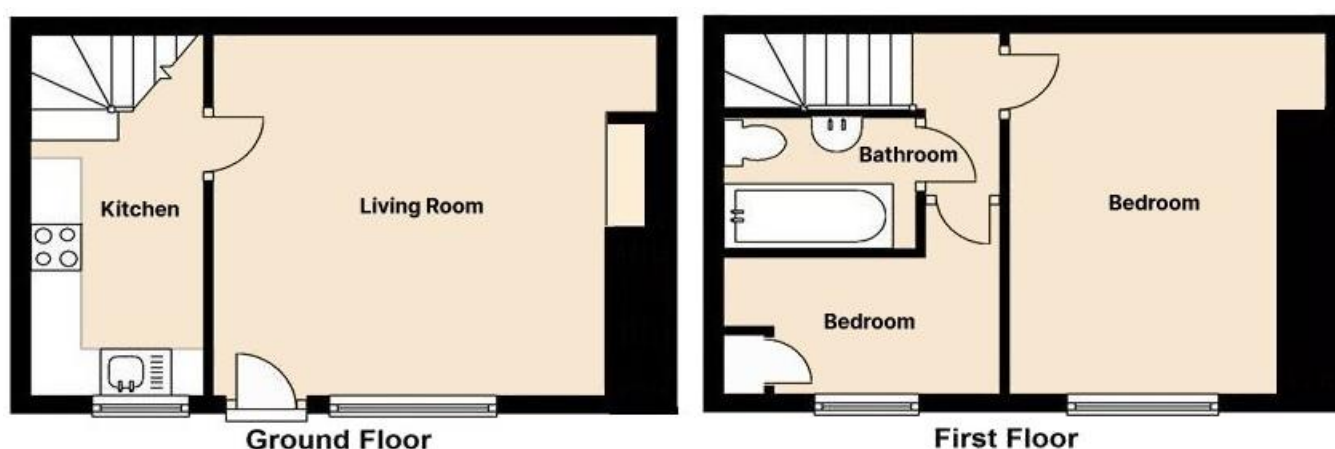
Note Number 70 Shrewton Road shares the pedestrian access off Shrewton Road.

Services Mains Electric and Water are connected whilst Drainage is via a septic tank which is shared with No: 70, for which maintenance costs are shared.

Tenure Freehold with vacant possession.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/ToBeAdvised>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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Energy performance certificate (EPC)

69 Shrewton Road Chitterne WARMINSTER BA12 0LN	Energy rating E	Valid until: 26 June 2035
		Certificate number: 0313-2155-0102-0126-2902

Property type: Mid-terrace house

Total floor area: 46 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 E. 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		87 B
69-80	C		
55-68	D		
39-54	E	45 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