

DAVIS & LATCHAM ESTATE AGENTS

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- Well presented Detached Bungalow
- On the Western outskirts of the town
- Kitchen
- Shower Room & Separate W.C.
- Gas-fired Central Heating
- Private South-facing Rear Garden
- Sitting Room, Conservatory
- 3 Bedrooms
- Garage & Driveway Parking
- Upvc Sealed Unit Double Glazing



77 St Andrews Road, Warminster, Wiltshire, BA12 8EU

£340,000



Located on the Western outskirts of the town this Well Presented Detached Bungalow benefits from a Well Stocked Private South-facing Rear Garden. Entrance Porch, Spacious Hall, 3 Bedrooms, Fully-tiled Shower Room & Separate W.C., Pleasant Sitting Room, Conservatory, Kitchen, Garage & Driveway Parking, Well Stocked Private South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a spacious modern detached bungalow which has attractive reconstructed stone and colour-washed rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with low maintenance Upvc sealed-unit double glazing. The bungalow provides well laid out easily run living accommodation which is well suited for both active retirement or family occupation. At the present time bungalows of this nature are proving scarce hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION St Andrews Road is a popular residential area on the Western outskirts of the town, just over a mile from the centre of Warminster within comfortable walking distance of a small parade of neighbourhood shops including a Tesco Express, providing everyday needs. The town centre has 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 having double glazed front door and glazed inner door into:

Spacious Hall having cloaks cupboard, radiator, telephone point, access hatch with folding ladder to roof space, heating controls, laminate flooring, cupboard housing Gas-fired Baxi combi-boiler supplying central heating and domestic hot water.

Bedroom One 11' 1" x 10' 6" (3.38m x 3.20m) having fitted wardrobe cupboard and radiator.

Bedroom Two 11' 1" x 8' 11" (3.38m x 2.72m) having fitted wardrobe cupboard and radiator.

Bedroom Three 10' 10" x 7' 3" (3.30m x 2.21m) currently being used as a Dining Room, having radiator and sliding patio door to Conservatory.

Fully-Tiled Shower Room having White suite comprising shower with thermostatic controls, pedestal hand basin with mixer tap, low level W.C., towel radiator, extractor fan and ceramic tiled flooring.

Fully-tiled Separate W.C. with low level W.C. and radiator.

Pleasant L-Shaped Sitting Room 19' 10" x 14' 5" (6.04m x 4.39m) enjoying dual aspects, with picture window enjoying view over the front garden, recess (where the fire was), T.V. aerial point and 2 radiators.

Double Glazed Conservatory 14' 1" x 6' 2" (4.29m x 1.88m) of Upvc construction with power & light connected and sliding patio door opening onto sheltered side terrace.

Kitchen

10' 1" x 8' 11" (3.07m x 2.72m) having postformed worksurfaces, inset 1½ bowl colour-keyed sink, comprehensive range of Beech effect fronted units providing ample drawer and cupboard space, complementary tiling, matching overhead cupboards with pelmet lighting, built-in Electric Oven and Microwave Oven, inset Electric Hob with Filter Hood above - not working, spotlighting, electrical fusegear and Upvc double glazed door to side path.

OUTSIDE

Garage

16' 9" x 8' 5" (5.10m x 2.56m) having up & over door and power & light connected, approached via a block paved driveway providing off-road parking.

The Gardens are level and easily managed. To the front is an area of lawn with ornamental shrubs and flowerborders. A handgate to one side leads into the private Rear Garden which includes a paved terrace with outside tap and steps up to an area of lawn with well-stocked flower borders, shrubs and bushes whilst in one corner is a Shed. Adjacent to the Conservatory is a further small sheltered paved terrace. The rear of the property benefits a sunny Southerly aspect and the whole is nicely enclosed by fencing and hedging whilst beyond the end of the Garden is a semi-wooded bank which drops away down to Folly Lane.

Services

We understand Mains Water, Drainage, Gas and Electricity are all connected.

Tenure

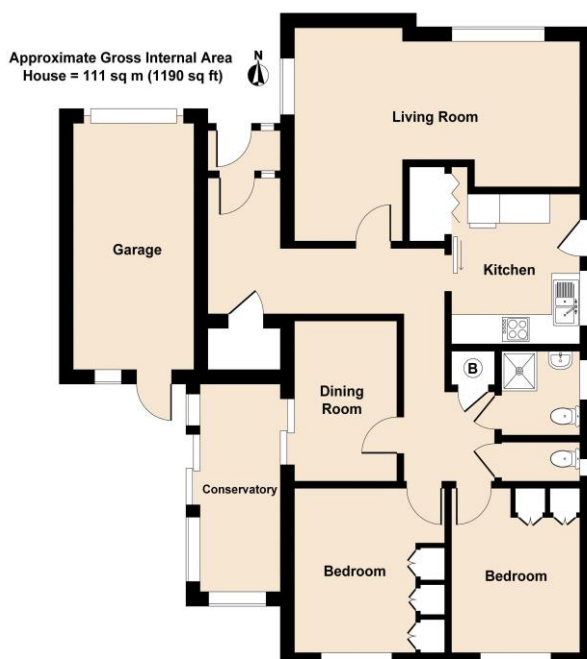
Freehold with vacant possession.

Rating Band

"D"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/3220-2160-0143-3102-1543>



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)

77 St. Andrews Road WARMINSTER BA12 8EU	Energy rating D	Valid until: 26 June 2035
		Certificate number: 3220-2160-0143-3102-1543

Property type	Detached bungalow
Total floor area	82 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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