

DAVIS & LATCHAM ESTATE AGENTS

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| <p>Well Presented Chalet-Style Semi Detached House
 On the Western outskirts of the Town
 Side Hall/Utility
 Garage & Driveway Parking
 Gas-fired Central Heating to radiators</p> | <ul style="list-style-type: none"> • A Great Choice for Family Occupation • Sitting Room, Kitchen • 3 Bedrooms & Fully-Tiled Bathroom • Neat Well Tended Easily Managed Gardens • Upvc Sealed-Unit Double Glazing |
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8 Langholm Close, Warminster , Wiltshire , BA12 8EN

£285,000



A Great Choice for Family Occupation this Well Presented Semi-Detached Chalet is located in a quiet cul-de-sac on the western fringes of the town. Entrance Hall, Pleasant Sitting Room, Well Appointed Kitchen, Side Hall/Utility, First Floor Landing, 3 Bedrooms & Fully-Tiled Bathroom, Garage & Driveway Parking, Neat Well Tended Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern semi-detached chalet-style house which has attractive colour-washed rendered elevations under a tiled roof and features Gas-fired central heating to radiators together with low maintenance Upvc sealed unit double glazing. The comfortable light and airy living accommodation would be a great choice for a young family buying for the first time. This is a rare opportunity to acquire a comfortable easily run home, in a peaceful residential setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION The property occupies a pleasant setting in Langholm Close, a quiet residential cul-de-sac on the Western outskirts of Warminster, not far from open countryside yet close to 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 facilities - 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 Hall having radiator, heating thermostat, cloaks cupboard, understair cupboard housing electrical fusegear and staircase to First Floor.

From the Hall a door leads into:

Pleasant Sitting Room 15' 10" x 10' 10" (4.82m x 3.30m) a delightful room with large window overlooking the rear Garden, fireplace with decorative polished Oak surround housing contemporary Electric fire creating a focal point, radiator and T.V. aerial point.

Well Appointed Kitchen 11' 9" x 9' 6" (3.58m x 2.89m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, range of contemporary units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Double oven, inset Gas Hob with Filter hood above, plumbing for washing machine and dishwasher, radiator and opening into Side Hall/Utility having radiator, space for fridge/freezer and tumble dryer, and doors to front and rear Gardens.

First Floor Landing having access hatch to loft and shelved linen cupboard housing British Gas combi-boiler supplying central heating and domestic hot water.

Bedroom One 11' 7" max x 9' 6" (3.53m x 2.89m) having radiator and range of part-glazed fitted wardrobes.

Bedroom Two 11' 6" x 9' 7" (3.50m x 2.92m) having radiator.

Bedroom Three 8' 3" x 5' 10" (2.51m x 1.78m) having radiator.

Fully Tiled Bathroom having contemporary White suite comprising panelled bath with thermostatic shower and glazed splash screen, vanity hand basin with cupboard under, complementary wall tiling, low level W.C., recessed lighting and towel radiator.

OUTSIDE

Garage 15' 9" x 7' 11" (4.80m x 2.41m) located in the middle of three nearby, with up & over door, approached via a driveway providing off-road parking for 2 cars in tandem.

The Easily Managed Gardens. To the front is a path to the front door, flanked by a neat lawn and decorative shingle borders. The enclosed Rear Garden includes a good-sized paved terrace, borders well-stocked with seasonal plants and in one corner is a sheltered sitting area and in another a Shed. The whole is nicely surrounded by closeboarded fencing which ensures privacy making it safe and secure for small children and pets.

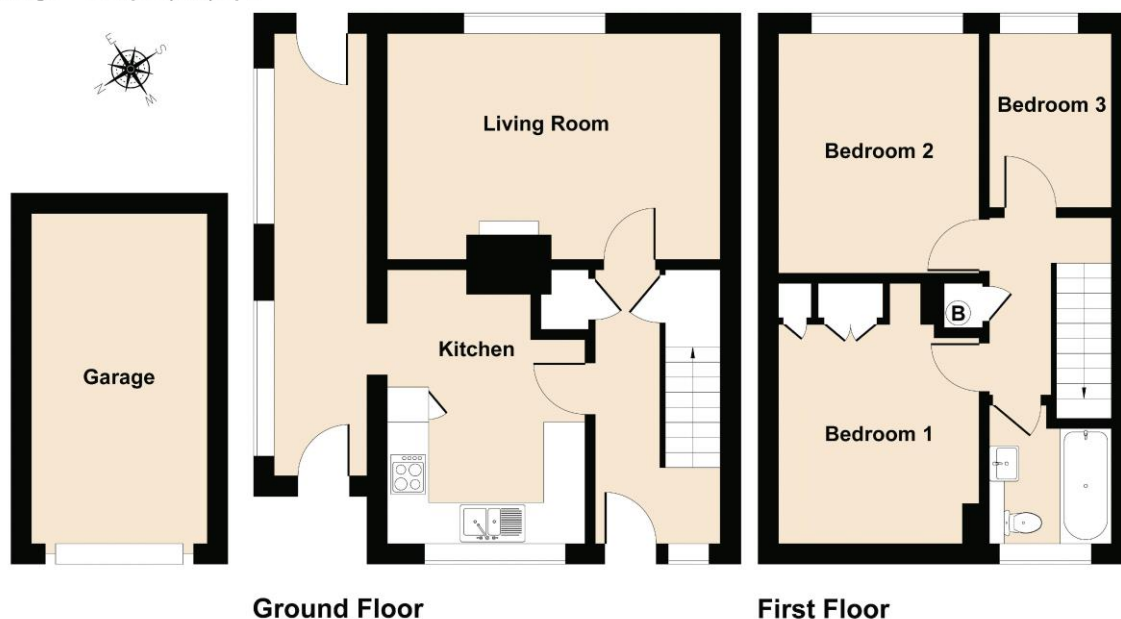
Services We understand Mains Water, Drainage, Gas and Electricity are connected to the property.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9799-3035-9207-2894-7204>

Approximate Gross Internal Area
 Total = 95 sq m (1026 sq ft)
 House = 83 sq m (893 sq ft)
 Garage = 12 sq m (133sq ft)



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)

8 Langholm Close WARMINSTER BA12 8EN	Energy rating C	Valid until: 10 March 2034
		Certificate number: 9799-3035-9207-2894-7204

Property type	Semi-detached house
Total floor area	87 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		