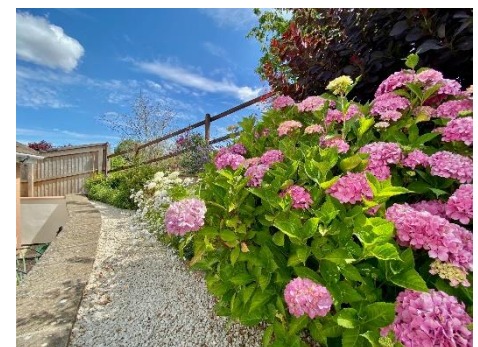


DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- Pristine Detached Bungalow**
- Tucked away in a small close of only 3 properties
 - 3 Double Bedrooms - 1 with En-Suite
 - Integral Garage & Driveway Parking with EV Point
 - Recently Installed Boiler supplying Gas-fired Central Heating
 - Has recently undergone extensive updating
 - Sitting Room, Well Appointed Recently Re-fitted Kitchen
 - 2 Recently Re-fitted Shower Rooms
 - Private Well Stocked Rear Garden
 - Newly Installed Double Glazed Windows & Doors



6 King Street, Warminster, Wiltshire, BA12 8DG

£435,000



Quietly tucked away in a small close of just 3 properties this pristine Detached Bungalow has recently undergone extensive updating and would be a great choice for retirement. Entrance Hall, 3 Double Bedrooms - 1 En-Suite & 2 Recently Re-fitted Shower Rooms, Pleasant Sitting Room, Well Appointed Recently Re-fitted Kitchen, Integral Garage & Driveway Parking with EV Point, Private Well Stocked Rear Garden, Recently Installed Boiler supplying Gas-fired Central Heating & Newly Installed Double Glazed Windows & Doors.

Accommodation

THE PROPERTY is a stunning detached bungalow which has attractive colourwashed rendered elevations with feature stone quoins under a tiled roof and benefits from Gas-fired central heating to radiators with recently installed boiler together with recently replaced Upvc sealed-unit double glazing. The spacious, light and airy living accommodation has recently undergone extensive refurbishment, both Shower Rooms have been re-fitted and a contemporary Kitchen installed, upgraded plumbing together with new floorcoverings, recessed LED lighting throughout and redecoration. This is a superb bungalow which will appeal to someone seeking an exceptional home needing no further remedial work hence the Agents strongly recommend making an appointment for an early accompanied internal inspection in order to avoid disappointment.

LOCATION The property enjoys a pleasant elevated non-estate setting in a small close of just 3 properties approached off King Street on the Southern outskirts of the town, just over a mile from the town centre and within comfortable walking distance of a small parade of neighbourhood shops including a Tesco Express, providing everyday needs. Warminster 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 Hall having Upvc double-glazed front door, polished Bamboo flooring, radiator with decorative enclosure, recessed lighting and access hatch to loft.

From the Hall a double width door opening leads into:

Pleasant Sitting Room 15' 3" x 11' 10" (4.64m x 3.60m) having polished Bamboo flooring, radiator with decorative enclosure telephone point, T.V. aerial point and recessed lighting.

Bedroom One 21' 4" max x 17' 5" (6.50m x 5.30m) into door recess a spacious room having polished engineered Oak flooring, radiator with decorative enclosure, T.V Freesat point, dressing area, recessed lighting and door into En-Suite Shower Room.

Recently Re-fitted En-Suite Shower Room having contemporary White suite comprising with glazed shower enclosure and thermostatic shower controls, vanity hand basin with cupboard under, low level W.C. with concealed cistern, extractor fan, complementary floor and wall tiling. towel radiator and recessed lighting.

Bedroom Two 11' 4" x 11' 2" (3.45m x 3.40m) currently being used as a Dining Room, with polished Bamboo flooring, radiator with decorative enclosure and ample space for a large dining table & chairs.

Bedroom Three 9' 11" x 9' 6" (3.02m x 2.89m) having radiator.

Spacious Recently Re-fitted Shower Room having contemporary White suite with glazed shower enclosure and thermostatic shower controls, vanity hand basin with cupboard under, low level W.C. with concealed cistern, extractor fan, complementary floor and wall tiling, heated towel radiator, illuminated mirror and recessed lighting.

Well Appointed Newly Refitted Kitchen 18' 3" x 8' 10" (5.56m x 2.69m) having Quartz worksurfaces with White ceramic sink, range of contemporary Sage coloured units providing ample drawer & cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Oven and Electric Hob with Filter Hood above, space for fridge/freezer, plumbing for dishwasher, worksurface with space tumble dryer and plumbing for washing machine, radiator, polished Porcelain tiled flooring, recessed lighting and rear door to Garden.

OUTSIDE

Garage 17' 0" x 8' 9" (5.18m x 2.66m) approached via a new tarmac driveway providing off-road Parking, and EV point, remotely operated roller-shutter door, power & light connected, newly upgraded consumer units for EV and domestic supply, wall-mounted Gas-fired Baxi 836 combi-boiler with warranty until October 2031 supplying central heating to radiators and domestic hot water.

The Gardens To the front of the property is landscaped decorative shingle and ornamentals shrubs whilst a gated path leads into the tiered Rear Garden. This includes decking, an outside tap and a decorative paved and shingle seating area for dining alfresco. Steps lead up to borders well stocked with seasonal plants and shrubs enjoying a sunny South-westerly aspect whilst the whole is enclosed by walling and fencing ensuring privacy.

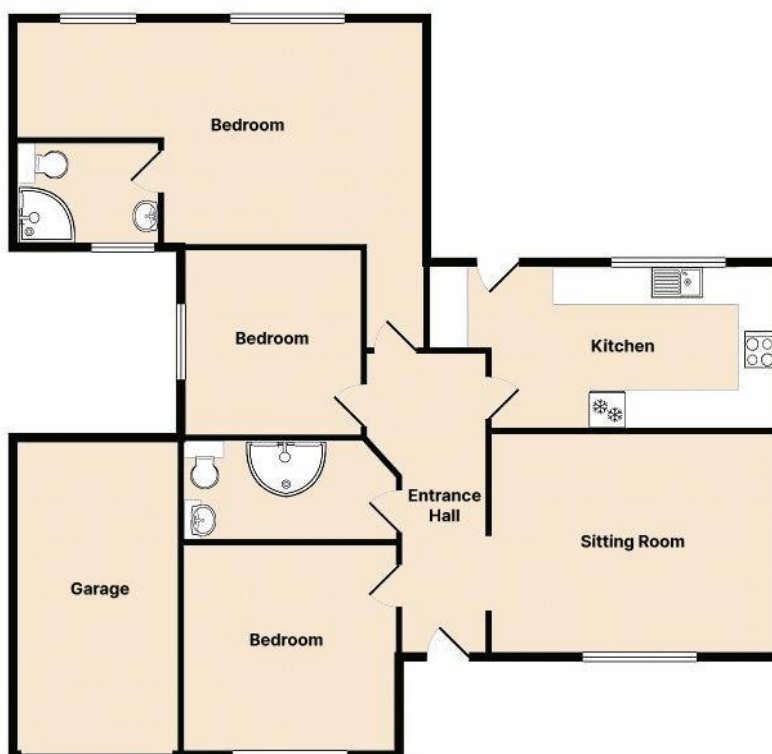
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0306-2845-0002-1293-0402>





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website - www.davislatcham.co.uk
Email - homes@davislatcham.co.uk

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)

6 King Street WARMINSTER BA12 8DG	Energy rating C	Valid until: 16 July 2035
		Certificate number: 0306-2845-0002-1293-0402

Property type	Detached bungalow
Total floor area	95 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		86 B
69-80	C	76 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