

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious Detached Chalet Bungalow**
- In need of updating**
- Downstairs Bedroom, Bathroom & Separate W.C**
- Bathroom & 3 Bedrooms**
- Oil-fired Central Heating to radiators**
- Generous area of garden circa 1/3 of an acre**
- Sitting Room, Dining Room**
- Utility Room, Kitchen**
- Double Garage & Driveway Parking**
- Mostly Sealed-unit Double Glazing**



**Little Yarnbury, 26A Upton Lovell, Upton Lovell, Warminster,
Wiltshire, BA12 0JW**
£550,000



Although in need of updating this spacious Detached Chalet Bungalow enjoys lovely views and occupies a generous sized plot circa 1/3 of an acre in this popular Wylly Valley Village. Entrance Porch, Hall, Sitting Room, Dining Room, Downstairs Bedroom, Bathroom, Separate W.C, Utility Room, Kitchen, First Floor Landing, Bathroom & 3 Bedrooms, Double Garage & Driveway Parking, Generous Area of Garden, Oil-fired Central Heating to radiators & Mostly Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a spacious individual detached chalet bungalow which has reconstructed stone elevations under a tiled roof and benefits from mostly sealed-unit double glazing together with Oil-fired central heating to radiators. Although in need of updating the property enjoys lovely views over the adjacent farmland and would be ideal for someone who is seeking a family-sized home in a peaceful village setting, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION occupying an elevated setting in the popular Wylly Valley village of Upton Lovell with many unspoilt rural walks in the locality whilst the village was mentioned in the Domesday Book in 1086. The present-day village has a popular gastro pub The Prince Leopold and the medieval St Augustine's Church. The nearby village of Codford has a highly regarded primary school, a Doctors Surgery, Veterinary practice, a filling station which also hosts a Budgens and a country theatre The Woolstore. Warminster 5 miles to the West provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops and eateries whilst other amenities include good schooling, a theatre and library, hospital and clinics and a railway station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The Cathedral City of Salisbury 16 miles to the East offers comprehensive shopping and cultural amenities whilst other main centres in the area including Westbury, Frome, Trowbridge and Bath are all within comfortable driving distance. The various Salisbury Plain military bases are also all readily accessible by car whilst Bournemouth, Southampton and Bristol Airports are each an hour or so by road.

ACCOMMODATION

Entrance Porch	having Upvc double-glazed front door and glazed inner door into:
Hall	having radiator, understairs cupboard, telephone point, storage area and staircase to First Floor.
Large Sitting Room	21' 11" x 14' 0" (6.68m x 4.26m) enjoying dual aspects ensuring plenty of natural light having reconstructed stone open fireplace with polished wooden mantel creating a focal point, telephone point and 3 radiators.
Dining Room	11' 10" x 9' 10" (3.60m x 2.99m) overlooking the rear Garden with ample space for table and chairs, radiator and laminate flooring.
Downstairs Bedroom	14' 1" x 9' 10" (4.29m x 2.99m) having radiator.
Bathroom	having panelled bath and hand basin, radiator and vinyl flooring.
Separate W.C.	having low level W.C., hand basin and vinyl flooring.
Utility Room	having Belfast style sink, plumbing for washing machine and Upvc double glazed door out to Driveway.
Kitchen	9' 10" x 9' 6" (2.99m x 2.89m) having postformed worksurfaces, inset stainless steel sink, range of White high gloss fronted units providing ample drawer and cupboard space, complementary tiling, matching overhead cupboards, point for Electric Cooker, larder cupboard, recess for fridge and vinyl flooring.

First Floor Landing having study area and built-in cupboards.

Bathroom having Cream coloured suite comprising panelled bath with shower/mixer tap, pedestal hand basin, low level W.C., complementary wall tiling, heated towel rail and vinyl flooring.

Bedroom One 14' 9" mean x 11' 2" (4.49m x 3.40m) enjoying views across the Garden and beyond having built-in wardrobes, loft access and radiator.

Bedroom Two 14' 7" x 10' 0" (4.44m x 3.05m) with radiator.

Bedroom Three 14' 6" x 11' 6" (4.42m x 3.50m) with radiator and hand basin.

OUTSIDE

Detached Double Garage 22' 0" x 15' 4" (6.70m x 4.67m) approached via a tarmac driveway providing off-road parking having power & light connected and twin up and over doors. There is a door to one side leading to a store.

The Gardens are generously proportioned and an excellent choice for the enthusiastic Gardener as they enjoy a good level of privacy without compromising the far-reaching views across the adjacent farmland. Wrapping around the property are areas laid to lawn with mature shrubs, hedging and fruit trees such as Plum, Pear and Apple whilst there is also an area set aside for the cultivation of vegetables. alongside areas set aside for composting etc. A lean to Greenhouse is situated at the rear of the Garaging, The external oil-fired Worcester boiler supplying domestic hot water and central heating to radiators is located in the Garden and the Oil storage tank is situated at the side of the property.

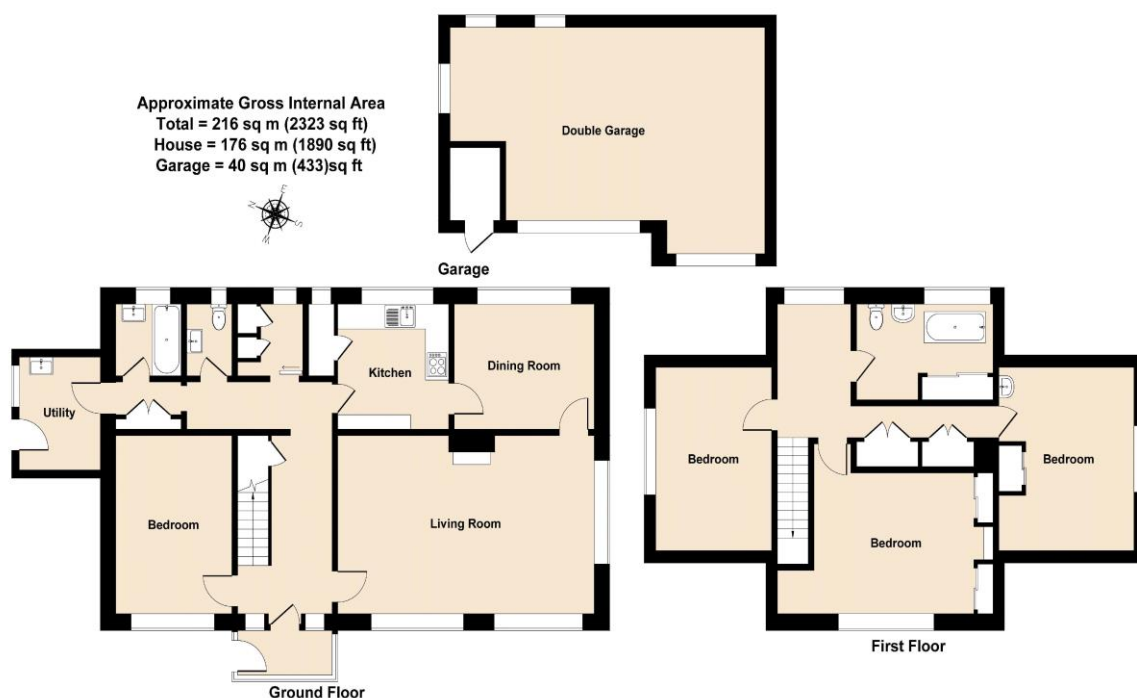
Services We understand Mains Water and Electricity are connected to the property whilst Drainage is to a Private Septic Tank.

Tenure Freehold with vacant possession.

Rating Band "F"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/8128-7726-3500-4983-4902>





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)

Little Yarnbury Upton Lovell WARMINSTER BA12 0JW	Energy rating E	Valid until: 6 June 2028
		Certificate number: 8128-7726-3500-4983-4902

Property type	Detached house
Total floor area	154 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	43 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