

DAVIS & LATCHAM ESTATE AGENTS

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- Non-Estate Semi-Detached House needing updating**
- Close to the town centre & Warminster Park**
- Kitchen**
- 3 Bedrooms**
- Some Electric Night Storage Heating**
- Offered with No Onward Chain**
- Sitting Room with Fireplace**
- Wet Room, Rear Lobby**
- Generously Sized Private Rear Garden**
- Upvc Sealed Unit Double Glazing**



48 Weymouth Street, Warminster, Wiltshire, BA12 9NT

£225,000



Offered with No Onward Chain and now needing updating this Non-Estate Semi-Detached House is located close to the town centre and just across the road from Warminster Park. Entrance Lobby, Sitting Room with Fireplace, Kitchen, Wet Room, Rear Lobby, First Floor Landing & 3 Bedrooms, Generously Sized Private Rear Garden, Some Electric Night Storage Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a non-estate semi-detached house which has brick elevations under a tiled roof and benefits from low maintenance Upvc sealed-unit double glazing together with some night storage heating. Although in need of some updating the accommodation would equally suit a young family buying for the first time or someone who wishes to be close to the town centre and its amenities. Immediately available with no onward chain, properties of this type are currently in short supply hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Weymouth Street is one of the main routes out of the town centre, off this road is a small no through lane with just 3 properties one of which is number 48. Just a short walk away is the town centre and its amenities as are the beautiful Lake Pleasure Grounds. Warminster has excellent shopping facilities - 3 supermarkets including a nearby Morrisons store and a wide range of other amenities which include a theatre, 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. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all within comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3 whilst Bournemouth, Bristol and Southampton airports are each just over an hour by road.

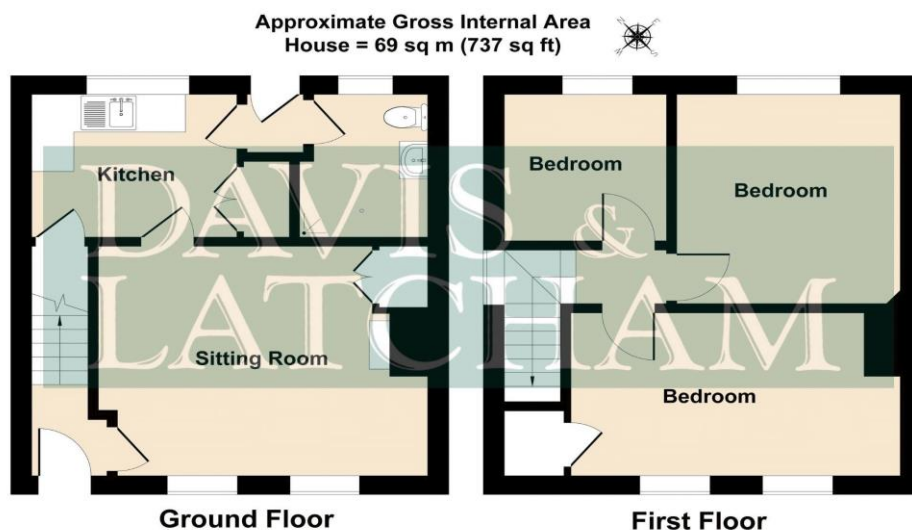
ACCOMMODATION

Entrance Lobby	with Upvc double glazed front door, stairs to the First Floor, electrical fusegear and door to:
Sitting Room	13' 3" x 11' 11" (4.04m x 3.63m) having open fireplace with painted surround, night storage heater, telephone point and built-in cupboard housing hot water cylinder with twin immersion heaters.
Kitchen	9' 5" x 7' 4" (2.87m x 2.23m) having postformed worksurfaces, stainless steel sink, cupboard space, complementary tiling, larder cupboard and built-in cupboards, plumbing for washing machine, point for electric cooker and door to Rear Lobby.
Wet Room	having White suite comprising electric shower, hand basin, low level W.C., heater and complementary wall tiling.
First Floor	Landing having access hatch to loft.
Bedroom One	14' 7" x 8' 10" (4.44m x 2.69m) having built-in cupboard.
Bedroom Two	10' 10" x 10' 10" (3.30m x 3.30m)
Bedroom Three	7' 9" x 7' 6" (2.36m x 2.28m) having night store heater.

OUTSIDE

The Gardens are to the front and the rear of the property. To the front is mature hedging with steps to the front door flanked by areas of lawn. A path continues to the side of the property where there is a good sized lawn, a garden store and timber shed. The whole is nicely enclosed by fencing, a wall and hedging making it private and secure for children and pets.

Services	We understand Mains Water, Drainage 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/0588-9052-7205-6841-4910



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)

48, Weymouth Street WARMINSTER BA12 9NT	Energy rating E	Valid until: 12 May 2029
		Certificate number: 0588-9052-7205-6841-4910

Property type	Semi-detached house
Total floor area	66 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		86 B
69-80	C		
55-68	D		
39-54	E	51 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