

DAVIS & LATCHAM ESTATE AGENTS

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- Conveniently located Starter Home/Buy to Let Investment** • **Now in need of modernisation**
Located just off the Town Centre • **Sitting Room Open Plan into Kitchenette**
Double Bedroom & Shower Room • **Off-Road Parking**
Gas-fired Heaters • **Upvc Sealed Unit Double Glazing**



5B Sambourne Road, Warminster, Wiltshire, BA12 8LA

£140,000



Now in need of modernisation this conveniently located Starter Home/Buy to Let Investment opportunity is located just off the Town Centre. Sitting Room Open Plan into Kitchenette, First Floor Landing, Double Bedroom & Shower Room, Off-Road Parking, Gas-fired Heaters & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is one of three in a small terrace of houses with brick elevations under a tiled roof and features Gas-fired convector heaters together with Upvc double glazing. The accommodation is now in need of modernisation but benefits from off-road parking which in the town centre is a bonus. Available with no associated chain this would be a great choice for first time purchase or buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Tucked away just off Sambourne Road, one of the main routes in and out of the town and most conveniently placed close to the bustling town centre with its excellent shopping facilities - 3 supermarkets including a nearby Morrisons store together with a host of independent shops, eateries and cafes. Warminster enjoys a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful park and leisure gardens 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 town is also well served by 'buses and a good local road network whilst the 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 access throughout the West Country and further afield to London via the A303/M3 whilst Bournemouth, Southampton and Bristol airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having panelled front door opening into:

Sitting Room 13' 8" x 9' 0" (4.16m x 2.74m) having Baxi Brazillia Gas-fired convector heater, T.V aerial point, telephone point, staircase to First Floor and understairs cupboard with cloaks hanging space and housing electrical fusegear.

Leading open-plan from the Sitting Room is:

Kitchenette 7' 8" x 5' 0" (2.34m x 1.52m) having postformed worksurfaces, inset stainless steel sink, drawer and cupboard space, space for electric cooker and fridge and plumbing for washing machine.

First Floor Landing having loft access and built-in shelved linen cupboard housing hot water cylinder with immersion heater fitted.

Double Bedroom 13' 7" x 7' 8" (4.14m x 2.34m) having Gas-fired convector heater and telephone point.

Shower Room having glazed shower enclosure with Gainsborough shower controls, pedestal hand basin with tiled splashback, low level W.C. and Dimplex fan heater.

OUTSIDE

Off-Road Parking is located on the driveway directly in front of the property.

Services We understand Mains Water, Drainage and Electricity are connected. We are advised Mains Gas is connected, but not currently in use.

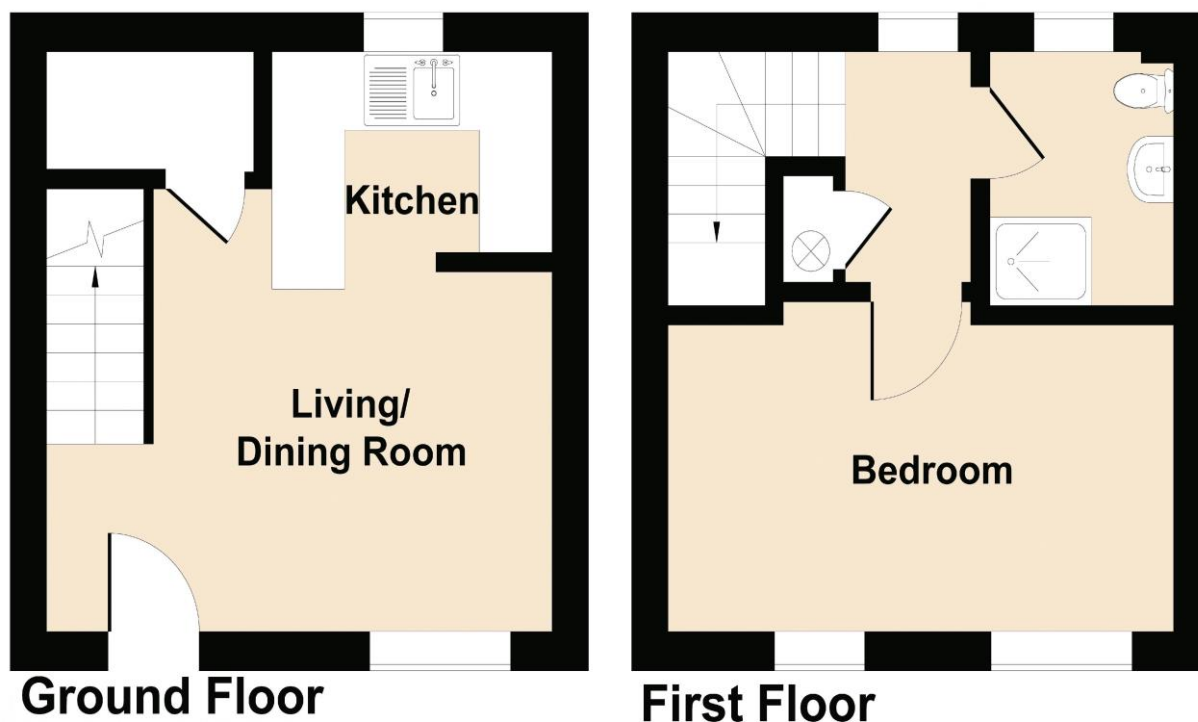
Tenure Freehold with vacant possession.

Rating Band

“A”

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/0289-1212-1805-0219-1404>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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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)

5b Sambourne Road WARMINSTER BA12 8LA	Energy rating D	Valid until: 24 August 2035
		Certificate number: 0289-1212-1805-0219-1404

Property type	End-terrace house
Total floor area	36 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	55 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