

DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable Detached Bungalow
- Walking distance from the Town & Railway Station
- 2 Bedrooms & Shower Room
- Driveway Parking
- Gas-fired Central Heating
- Located in a peaceful elevated location
- Sitting Room and Fitted Kitchen
- Garage with Cloaks & Utility Area
- Well Stocked Gardens
- Upvc Sealed Unit Double Glazing



8 Copheap Rise, Warminster, Wiltshire, BA12 0AR

£300,000



This comfortable Detached Bungalow enjoys a peaceful elevated location close to Cop Heap and the Downs and within walking distance of the Town Centre and Railway Station. Entrance Hall, 2 Bedrooms & Shower Room, Pleasant Sitting Room and Fitted Kitchen, Garage with Cloaks & Utility Area, Driveway Parking, Well Stocked Gardens, Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern detached bungalow which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit double glazing whilst the property has recently benefitted from new floor coverings. This is an excellent opportunity to acquire an easily run detached bungalow in a popular residential area of the town where homes are seldom for sale hence the Agents recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Copheap Rise is a popular elevated residential area on the Northern outskirts of Warminster which enjoys far reaching views to the South and West across the town and beyond towards the distant treeline of the Longleat woodlands and enjoys glimpses of Cley Hill. Immediately adjacent is the local beauty spot Copheap whilst the nearby Downs and Golf Course offer many unspoilt rural walks and Warminster Station is conveniently just a few minutes on foot. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, eateries and cafes. Other amenities include a theatre & library, hospital & clinics, and 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 include Frome, Trowbridge, Westbury, Bath and Salisbury, all within comfortable driving distance, 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 Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having double glazed front door and inner door into:

Hall having radiator, cloaks cupboard housing telephone point and archway into Kitchen.

Cloakroom having low level W.C., hand basin and radiator.

From the Hall an Archway leads into:

Well Appointed Kitchen 10' 7" x 9' 10" (3.22m x 2.99m) having White ceramic sink, postformed worksurfaces, range of contemporary Cream Shaker-style units including ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Neff Electric Hob with Filter Hood above, built-in Neff Oven, Fridge/Freezer and integrated Washing Machine, recessed lighting, tiled flooring, radiator and door to Double Glazed Side Porch leading to driveway.

Inner Hall with hatch to loft and cupboard housing Gas-fired GlowWorm combi-boiler supplying central heating and domestic hot water.

Bedroom One 13' 4" x 9' 11" (4.06m x 3.02m) having radiator and built-in wardrobe.

Bedroom Two 11' 10" x 9' 3" (3.60m x 2.82m) having radiator and double French doors opening onto an area of decking overlooking the Rear Garden.

Fully-Tiled Shower Room having White suite comprising glazed corner shower enclosure with thermostatic controls, vanity hand basin with cupboards under, low level W.C., with concealed cistern, towel radiator, recessed lighting and tiled flooring

Pleasant Sitting Room 16' 11" x 11' 10" (5.15m x 3.60m) enjoying dual aspect both windows have shutter blinds, Electric coal effect woodburner fire with polished wood surround creating a focal point, T.V. aerial point and radiator.

OUTSIDE

Garage 12' 7" x 8' 7" (3.83m x 2.61m) approached via a block paved driveway providing ample off-road parking and having an up & over door.

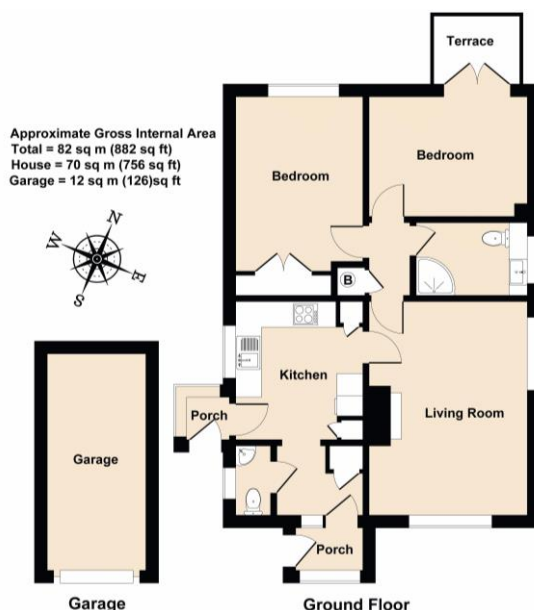
Easily Managed Gardens The Front Garden is stocked with a variety of heathers and groundcover plants whilst a handgate leads into the Rear Garden which is laid to large areas of paving and steps down to further paving and sizeable heatherbeds and enjoys distant glimpses of Cley Hill. The whole is nicely enclosed by fencing ensuring privacy.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2439-3330-2504-6945>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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Energy performance certificate (EPC)

8 Copheap Rise WARMINSTER BA12 0AR	Energy rating C	Valid until: 30 June 2034
		Certificate number: 0380-2439-3330-2504-6945

Property type	Detached bungalow
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 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		85 B
69-80	C	69 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