

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



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| <p>Brand new Detached Park Home</p> <p>Triple Aspect Sitting Room</p> <p>2 Bedrooms - 1 with Dressing Area</p> <p>Driveway Parking</p> <p>Gas-fired Central Heating to radiators</p> | <ul style="list-style-type: none"> • Ready for immediate occupation • Fully Fitted Kitchen/Diner • Shower Room • Easily Managed Garden • Upvc Sealed Unit Double Glazing |
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**15 Woodcock Park, Woodcock Road, Warminster,
Wiltshire, BA12 9JA
£139,950**



This brand new Detached Park Home is ready for immediate occupation on this popular Residential Development. Triple Aspect Sitting Room, Fully Fitted Kitchen/Diner, Inner Hall, 2 Bedrooms - 1 with Dressing Area, Shower Room, Driveway Parking & Easily Managed Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a brand new detached Park Home by Pemberton Leisure Homes with all the benefits of moving into a contemporary new home which features Gas-fired central heating to radiators together with Upvc sealed unit double glazing and fitted carpets. The Kitchen has integrated appliances whilst Bedroom One has wardrobes, drawers and a dressing area. The Triple Aspect Sitting Room features a mock fireplace with wood burner effect electric fire and T.V. wall bracket. This is a property which would suit someone on a limited budget in retirement or semi-retirement, seeking an easily run home in a pleasant residential setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Woodcock Park is a popular Residential Park Home development exclusively for the over 50's, conveniently located off Woodcock Road on the Eastern side of town and close to the route of a regular 'bus service to and from the centre of Warminster. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, eateries and cafes whilst other amenities include a theatre & library, hospital & clinics, a beautiful Town Park 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 including Frome, Trowbridge, Westbury, Bath and Salisbury are 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

Upvc double glazed front door leads into:

Well Appointed Kitchen/Diner 12' 9" max x 11' 0" max (3.88m x 3.35m) enjoying dual aspects having postformed worksurfaces, inset colour keyed sink, range of Grey Shaker style units comprising drawer & cupboard space, integrated Microwave, Cooker having Electric Oven and Grill and 4-burner Gas Hob with Filter Hood above, integrated Fridge/Freezer and Washing Machine, recessed lighting and cupboard housing Gas-fired Morco Combi-boiler supplying central heating to radiators and domestic hot water, space for dining table & chairs, vinyl flooring and door to:

Triple Aspect Sitting Room 12' 9" x 11' 1" (3.88m x 3.38m) having contemporary mock fireplace with decorative surround housing wood burner effect electric fire creating a focal point and T.V. bracket and aerial point, built-in cupboards and display shelving, radiator and sliding patio doors leading onto the balcony at the front of the property.

Inner Hall having cloaks hanging space and radiator.

Bedroom One 12' 8" x 7' 6" (3.86m x 2.28m) having space for a double bed with bedside lockers, bedside lights, built-in wardrobes, drawers and dressing surface, lamps, T.V aerial point and radiator.

Bedroom Two 8' 2" x 6' 4" (2.49m x 1.93m) with bedside cabinet, wardrobe cupboards, overhead storage and radiator.

Shower Room having White suite comprising glazed shower enclosure with thermostatic controls, aqua board panelling and sliding splash door, vanity hand basin with mixer tap and cupboard under, low level W.C., extractor fan, radiator and vinyl flooring.

OUTSIDE

Off-road Driveway Parking.

The Gardens The property is surrounded by decorative shingle and interwoven fencing.

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

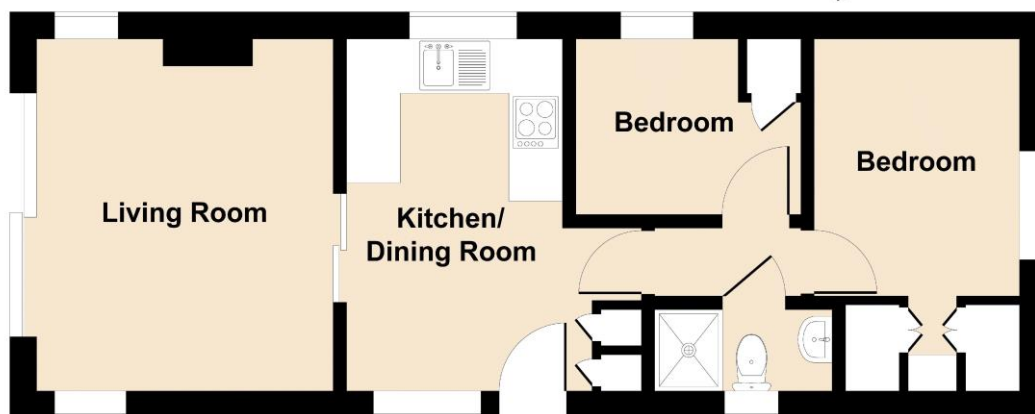
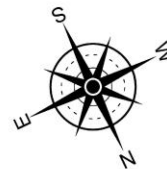
Tenure The property will be assigned in accordance with the terms of a Written Statement under the Mobile Homes Act 1983, a copy of which is available at the Agents offices and is subject to a pitch fee of approximately £133.30 payable on the 1st of each month.

Note: Under the terms of the Mobile Homes (Commissions) Order 1983 (S.I. 1983/748) each time the property is sold and the agreement assigned the Vendor has to pay the site owner 10% of the selling price.

Rating Band "A"



**Approximate Gross Internal Area
= 43 sq m (459 sq ft)**



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

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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.