

DAVIS & LATCHAM ESTATE AGENTS

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- Well appointed modern Semi-Detached House
- In a popular residential area of the Town
- Well Equipped Kitchen/Diner
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- A great choice for family occupation
- Sitting Room
- Family Bathroom & Three Bedrooms
- Private Easily Managed South-facing Garden
- Upvc Sealed-Unit Double Glazing



25 The Beeches, Warminster, Wiltshire, BA12 8LD

£270,000



A great choice for family occupation this well appointed modern Semi-Detached home occupies a quiet setting in a popular residential area of the Town. Hall, Pleasant Sitting Room, Well Equipped Kitchen/Diner, First Floor Landing, Family Bathroom & Three Bedrooms, Garage & Driveway Parking, Private Easily Managed South-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive semi-detached house built in the late 1990's which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed-unit Upvc Double Glazing and comes with the added bonus of a private South-facing Rear Garden. This would be a great choice for a family seeking a comfortable well planned home in a peaceful residential setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION The Beeches is a small residential development of homes built within the grounds of the former Sambourne Hospital with the original building at the heart of the development. The hospital has an interesting history, having originally been built in 1836 when it formed a wing of Warminster Union Workhouse - the second oldest in the country, which later became Sambourne Hospital. Within a short level walking distance is Sambourne Primary School - rated Good by Ofsted. A neighbourhood shop serving everyday needs is located in West Parade whilst the bustling town centre is within easy reach and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, eateries and cafes. Other amenities 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 served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having double glazed front door, staircase to First Floor, cloaks hanging space, radiator, electrical fusegear and door to:

Pleasant Sitting Room 14' 5" x 12' 2" (4.39m x 3.71m) having radiator, laminate flooring, understairs cupboard, T.V. aerial point and door leading into Kitchen.

Well Equipped Kitchen 15' 2" x 9' 1" (4.62m x 2.77m) having postformed worksurfaces and inset stainless steel sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, wall-mounted Gas-fired Baxi boiler supplying central heating and domestic hot water, built-in Electric Oven, inset Gas Hob with Filter Hood above, plumbing for washing machine, space for fridge/freezer, radiator, space for dining table & chairs and door to Garden.

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

Bedroom One 12' 9" x 8' 6" (3.88m x 2.59m) having radiator, T.V. aerial point and telephone point.

Bedroom Two 10' 11" x 8' 5" (3.32m x 2.56m) having radiator and T.V. aerial point.

Bedroom Three 9' 1" x 8' 6" (2.77m x 2.59m) having radiator.

Family Bathroom having White suite comprising panelled bath with Mira shower controls, glazed splash screen, pedestal hand basin, low level W.C., complementary tiling, extractor fan and radiator.

OUTSIDE

Garage 18' 1" x 8' 3" (5.51m x 2.51m) approached via a driveway providing off-road parking with up & over door and power & light connected with personal rear door.

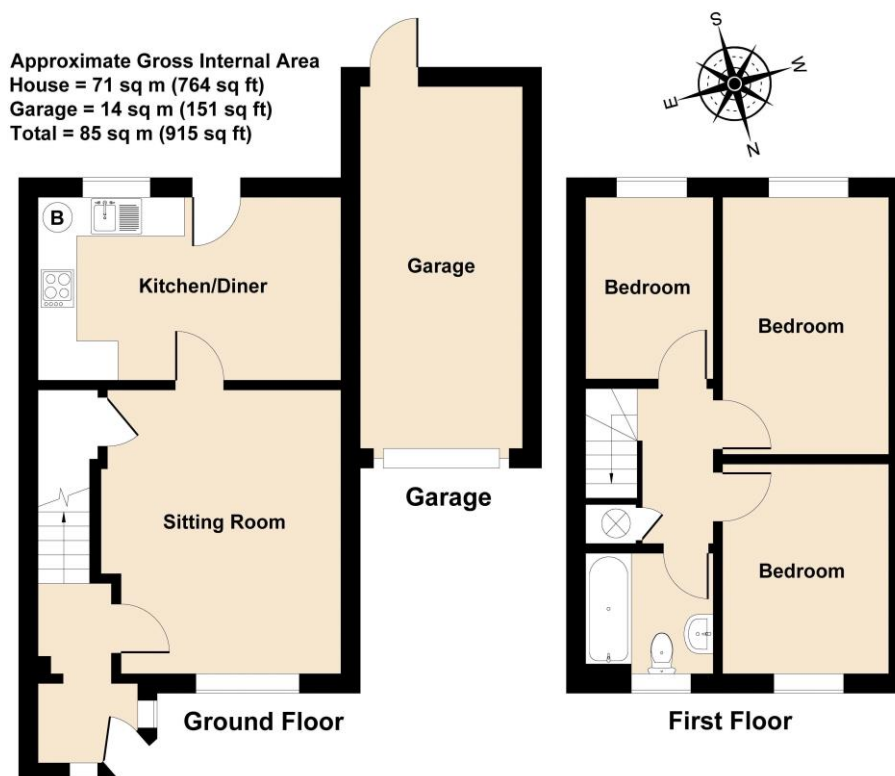
The Gardens To the front is a small area of lawn and a paved path to the front door whilst to the side is a gate leading into the sunny South-facing Rear Garden. This includes paving, decorative gravel, an outside tap and an area of decking together with an area of lawn and well stocked borders whilst the whole is surrounded by fencing ensuring privacy.

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

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0918-2200-2705-0837-1204>



FLOORPLAN FOR IDENTIFICATON PURPOSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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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)

25 The Beeches WARMINSTER BA12 8LD	Energy rating D	Valid until: 17 September 2035
		Certificate number: 0918-2200-2705-0837-1204

Property type	Semi-detached house
Total floor area	71 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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