

# DAVIS & LATCHAM ESTATE AGENTS

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| <p><b>Spacious individual Detached Bungalow</b></p> <p><b>Cloakroom, T.V. Room</b></p> <p><b>3 Double Bedrooms, Shower Room</b></p> <p><b>Attached Garage &amp; Ample Driveway Parking</b></p> <p><b>Gas-fired Warm Air Heating</b></p> | <ul style="list-style-type: none"> <li>• <b>Generously proportioned private gardens</b></li> <li>• <b>20' Sitting Room with steps up to Dining Area</b></li> <li>• <b>Well Appointed Kitchen</b></li> <li>• <b>Large Private Established Gardens</b></li> <li>• <b>Upvc Sealed Unit Double Glazing</b></li> </ul> |
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**35 Upper Marsh Road, Warminster, Wiltshire, BA12 9PN**

**£525,000**



This spacious individual Detached Bungalow occupies generously proportioned private gardens in a much favoured residential area of the Town. Canopy Porch, Entrance Lobby, Spacious Hall, 3 Double Bedrooms, Shower Room, T.V. Room, 20' Sitting Room with steps up to Dining Area, Well Appointed Kitchen, Attached Garage & Ample Driveway Parking, Large Private Established Gardens, Gas-fired Warm Air Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious well-appointed individual detached bungalow with attractive reconstructed stone and brick elevations under a tiled roof and features sealed-unit double glazing together with Gas-fired warm-air heating served by vents throughout the property. The bungalow has the added bonus of a large private established Rear Garden and sits on a plot of circa 0.28 acre which includes a large driveway with ample space to park several vehicles. This is a great opportunity for someone wishing to acquire a spacious individual home nicely tucked away in a peaceful residential area of the town, popular for retirement, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** occupying a prized setting well back from Upper Marsh Road on the Southern fringes of the town, just a short distance from the beautifully tended Warminster Park together with the Smallbrook Meadows Local Nature Reserve and adjoining open countryside. Yet the bustling town centre is within easy reach with its excellent shopping facilities with 3 supermarkets - including a Waitrose store and a host 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 including Frome, Trowbridge, Westbury, Bath and Salisbury all within comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Southampton and Bristol airports are each just over an hour by road.

## ACCOMMODATION

**Canopy Porch** with double glazed front door opening into:

**Entrance Lobby** having ample space for damp coats and wet wellies, glazed double doors to Sitting Room and glazed double doors into the Hall.

**Spacious Hall** having cloaks cupboard and two further built-in cupboards, one housing Gas-fired Main water heater supplying domestic hot water and the other housing Gas-fired Johnson & Starley Economaire 45 Warm Air heating unit serving ducts throughout the property.

**Spacious Dual Aspect Split-Level Sitting/Dining Room** 19' 11" x 12' 0" (6.07m x 3.65m) comprising a delightful Sunny South-facing Sitting Room having reconstructed stone fireplace with polished wood mantel and decorative hearth housing coal-effect Gas fire creating a focal point, wall light points, T.V. aerial point and steps up to the Dining Area.

**Dining Area** 12' 1" x 9' 10" (3.68m x 2.99m) having ample space for a dining table and chairs.

**Well Appointed Kitchen** 12' 3" x 10' 10" (3.73m x 3.30m) having extensive postformed worksurfaces, including a breakfast bar, inset colour-keyed 1½ bowl sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, Ceramic Electric Hob with Filter Hood above, built-in Electric Oven and Grill, integrated Fridge/Freezer and Dishwasher, plumbing for washing machine, water softener, recessed lighting and side door to Garden.

|               |                                                                                                                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shower Room   | having White suite comprising glazed corner shower enclosure with thermostatic shower controls, vanity hand basin with cupboard under, low level W.C., complementary wall and floor tiling and recessed lighting.<br><br>From the Hall further double doors lead into: |
| T.V. Room     | 11' 0" x 9' 10" (3.35m x 2.99m) having T.V. aerial point.                                                                                                                                                                                                              |
| Cloakroom     | having White suite comprising low level W.C., vanity hand basin with cupboard under and complementary wall and floor tiling.                                                                                                                                           |
| Bedroom One   | 12' 11" x 9' 7" (3.93m x 2.92m) enjoying views of the Garden and having built-in wardrobe cupboard.                                                                                                                                                                    |
| Bedroom Two   | 12' 7" x 9' 8" (3.83m x 2.94m) with built-in wardrobe cupboard and access hatch to loft.                                                                                                                                                                               |
| Bedroom Three | 10' 11" x 9' 7" (3.32m x 2.92m) currently serving as an office, having built-in wardrobe cupboard and double French doors opening onto Garden Terrace.                                                                                                                 |

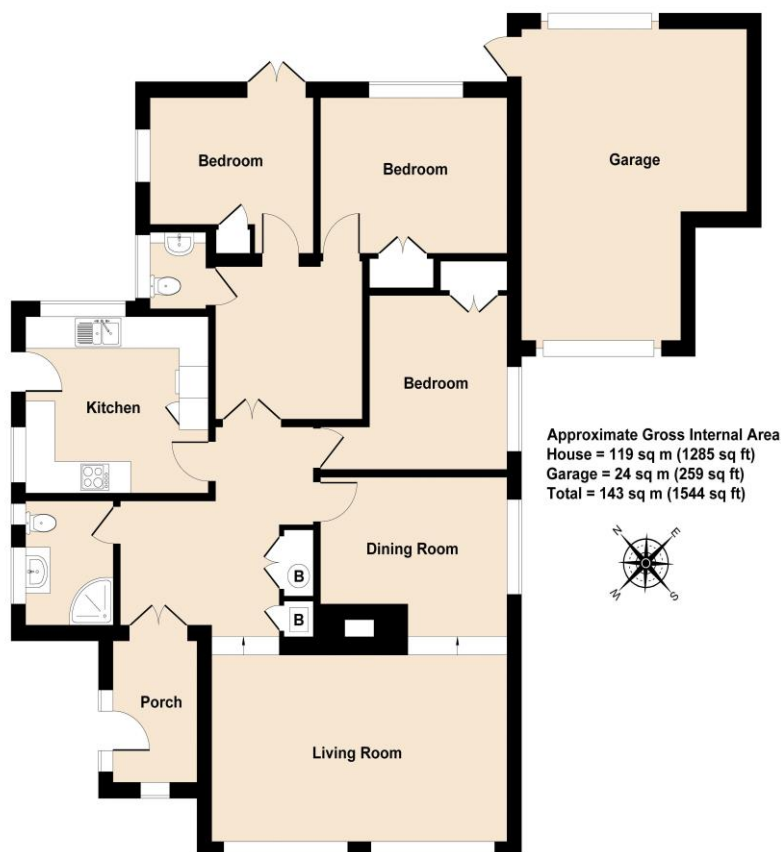
## OUTSIDE

|                 |                                                                                                                                                                                                                                                                     |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Attached Garage | 19' 3" x 10' 0" (5.86m x 3.05m) x 19' 3" x 15' 3" (5.86m x 4.64m) approached via a good-sized driveway providing ample Off-Road Parking for several vehicles, with remotely operated up & over doors at either end, personal side door and power & light connected. |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The Established Gardens are a Feature To the front are raised lawns flanking the driveway with ornamental shrubs and trees creating a delightful secluded approach to the bungalow. A gated side path leads into the attractive Rear Garden which includes an extensive paved terrace with an outside tap and areas of decorative slate and gravel together with a colourful border well-stocked with seasonal plants. Beyond is an extensive area of lawn and in one corner is a Shed whilst in another is a further area of paving whilst the whole is flanked by borders profusely stocked with established shrubs, plants and mature bushes the foliage of which ensures a high level of privacy and is all nicely enclosed by fencing and the whole extends to circa 0.28 acre.

|             |                                                                                                                                                                                                     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Services    | We understand Mains Water, Drainage, Gas and Electricity are all connected.                                                                                                                         |
| Tenure      | Freehold with vacant possession.                                                                                                                                                                    |
| Rating Band | "D"                                                                                                                                                                                                 |
| EPC URL     | <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/0220-9110-0165-3103-1583">https://find-energy-certificate.service.gov.uk/energy-certificate/0220-9110-0165-3103-1583</a> |





## 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](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

### 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)

|                                               |                           |                                                     |
|-----------------------------------------------|---------------------------|-----------------------------------------------------|
| 35 Upper Marsh Road<br>WARMINSTER<br>BA12 9PN | Energy rating<br><b>D</b> | Valid until: <b>16 September 2035</b>               |
|                                               |                           | Certificate number: <b>0220-9110-0165-3103-1583</b> |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached bungalow |
| Total floor area | 119 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 79 C      |
| 55-68 | <b>D</b>      | 63 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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