

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



- Modern semi-detached house • In a pleasant cul-de-sac setting
- A great choice for first time purchase • Sitting Room
- Kitchen • 2 Bedrooms & Bathroom
- Garage & Driveway Parking • Attractive Private Easily Managed Enclosed Garden
- Gas-fired Central Heating to radiators • Upvc Sealed Unit Double Glazing



28 Primrose Walk, Warminster, Wiltshire, BA12 8RL

£230,000



A great choice for first purchase this modern semi-detached house enjoys a pleasant cul-de-sac setting in a popular residential area on the Western outskirts. Canopy Porch, Entrance Hall, Pleasant Sitting Room, Kitchen, First Floor Landing, 2 Bedrooms & Bathroom, Garage & Driveway Parking and Attractive Private Easily Managed Enclosed Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an attractive modern semi-detached house which has brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. This would be a great choice for someone purchasing for the first time seeking a comfortable home with a private Garden, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION nicely tucked away at the end of a cul-de-sac in a popular residential area on the Western fringes of Warminster close to open country yet within easy reach of a neighbourhood Co-op shop serving everyday needs. The area is served by regular buses to the bustling town centre which has excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of independent shops, eateries and cafes whilst other amenities include a theatre and library, hospital and clinics 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. 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 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, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having double glazed front door opening into:

Entrance Hall having radiator, cloaks hanging space and archway to Kitchen.

Pleasant Sitting Room 15' 5" x 11' 11" (4.70m x 3.63m) having radiator, T.V. aerial point, staircase to First Floor and double glazed double French doors opening onto Garden Terrace.

Kitchen 9' 3" x 7' 0" (2.82m x 2.13m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and inset Gas Hob with Filter Hood above, space for fridge/freezer, plumbing for washing machine, extractor fan, radiator and Gas-fired GlowWorm boiler supplying central heating and domestic hot water.

First Floor Landing with linen cupboard housing hot water cylinder and immersion heater fitted.

Bedroom One 11' 6" x 9' 3" (3.50m x 2.82m) having radiator.

Bedroom Two 11' 7" x 6' 2" (3.53m x 1.88m) having radiator.

Bathroom having Whisper Grey coloured suite comprising panelled bath with Triton shower controls, pedestal hand basin, low level W.C., complementary wall tiling, radiator and extractor fan.

OUTSIDE

Single Garage approached via driveway having up & over door and Parking Space in front.

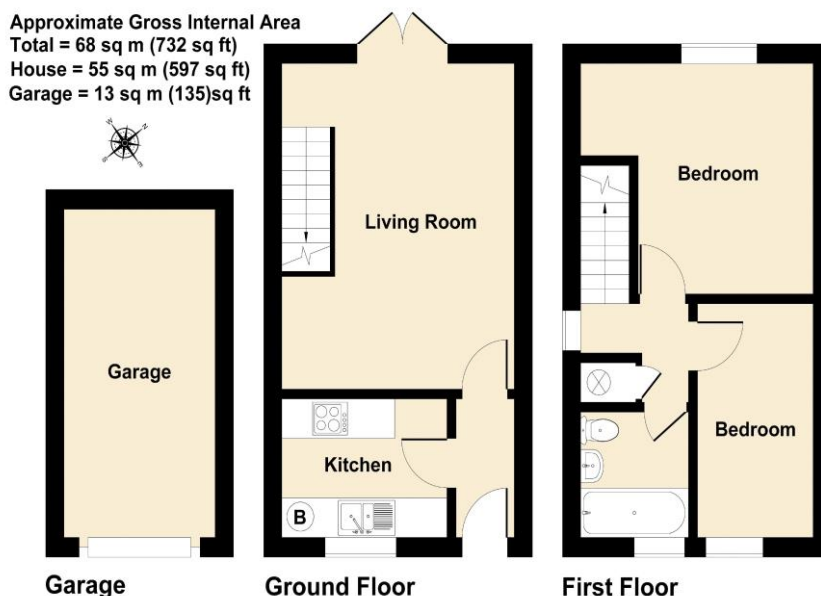
Private Easily Managed Garden To the front of the property is an area of decorative gravel and ground cover plants whilst a gated path leads to the Rear Garden includes a paved terrace, interspersed with well stocked borders and in one corner is a Shed. The whole is enclosed by fencing which ensures a high level of privacy.

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

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0216-1212-1605-0615-1500>



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 consent.

Energy performance certificate (EPC)

28 Primrose Walk WARMINSTER BA12 8RL	Energy rating D	Valid until: 25 September 2035
		Certificate number: 0216-1212-1605-0615-1500

Property type	Semi-detached house
Total floor area	55 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		82 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