

DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable Semi-Detached House** • **Ideal for family occupation**
Residential setting in this popular Wylde Valley Village • **Dual Aspect Sitting Room**
Well-Appointed Kitchen/Diner & Utility Room • **3 Bedrooms & Shower Room**
Garage & Off-Road Parking • **Easily Managed Gardens**
Digital Electric Radiator Heating • **Upvc Sealed-unit Double Glazing**



21 The Grove, Codford, Warminster, Wiltshire, BA12 0NT

£275,000



Ideal for family occupation this comfortable Semi-Detached House occupies a pleasant residential setting in this popular Wylve Valley Village. Hall, Dual Aspect Sitting Room, Well-Appointed Kitchen/Diner & Utility Room, First Floor Landing, 3 Bedrooms & Shower Room, Garage & Off-Road Parking and Easily Managed Gardens, Digital Electric Radiator Heating & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable semi-detached house, originally built for the Local Authority but like many now in private hands, which has colour-washed elevations under a tiled roof and benefits from sealed unit double glazing together with Haverland Digital Electric radiator heating which can be operated by wifi/smartphone. The well-presented living accommodation has been greatly improved by the current owners with a contemporary spin and would be a great choice for someone purchasing for the first time who wishes to live in a popular village with excellent local facilities. This is a rare opportunity to acquire a home close to the everyday facilities of an active community and as homes at this price point are becoming increasingly scarce the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Codford is ideal for someone wishing to enjoy the benefits of country living in a friendly and active rural community in the unspoilt Wylve Valley, bypassed by the A36 during the early 1990's and as a result now attracting little by way of through traffic although regular 'buses to Warminster and Salisbury stop at the entrance to The Grove. Codford also has a highly regarded Primary School and Codford Caterpillars Pre-School - both rated Good by Ofsted by Ofsted in 2023, two Churches - St Peter's and the century's old St Mary's with its adjacent ANZAC Commonwealth war graves, a Doctor's clinic, a Veterinarian practice, a Café and a nearby Garage/Filling Station which also hosts a Budgens convenience store, whilst the village also boasts a popular theatre - The Woolstore. We understand Wessex Internet have recently installed ultra-fast full fibre broadband in the village. Warminster 7 miles to the West has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, eateries and cafes and a wide range of other amenities which include a theatre and library, clinics and hospital, and a beautiful town park. 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, Trowbridge, Frome and Salisbury are all within an easy driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications 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

Canopy Porch with Upvc double glazed front door opening into:

Entrance Hall with laminate flooring, electric radiator and staircase to First Floor.

Spacious Dual Aspect Sitting Room 17' 10" x 10' 7" (5.43m x 3.22m) a light and airy room with 2 electric radiators, laminate flooring, T.V. aerial point and French doors opening onto Garden Terrace.

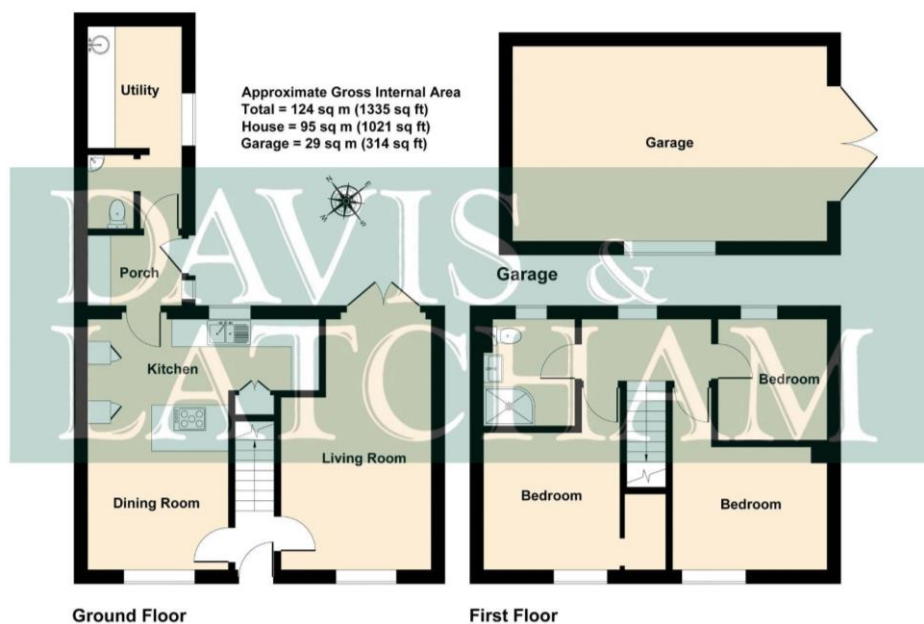
Contemporary Kitchen/Diner 17' 8" x 10' 8" (5.38m x 3.25m) x 17' 8" x 16' 5" (5.38m x 5.00m) having extensive worksurfaces with inset 1½ bowl stainless steel sink, range of contemporary Dark Blue Shaker-style units including ample drawer and cupboard space, complementary tiling and matching peninsula unit housing Cuisenaire Electric Range Cooker, recess for fridge/freezer, extractor fan, recessed lighting, laminate flooring, ample space for a large dining table & chairs, electric radiator and door into Rear Hall.

Rear Hall	having cloaks hanging space and door to Garden.
Utility Room	8' 5" x 6' 3" (2.56m x 1.90m) having worksurface with circular stainless steel bowl, plumbing for washing machine and space for tumble dryer.
Cloakroom	having low level W.C., corner hand basin and recessed lighting.
First Floor	Landing having electric radiator and access hatch to loft where the hot water cylinder with immersion heater is located.
Bedroom One	9' 9" x 9' 8" (2.97m x 2.94m) having electric radiator and deep wardrobe recess with hanging rail.
Bedroom Two	10' 11" x 9' 0" (3.32m x 2.74m) having electric radiator and large wall mirror.
Bedroom Three	8' 7" x 8' 0" (2.61m x 2.44m) having electric radiator.
Shower Room	having White suite comprising corner shower enclosure with thermostatic controls, vanity hand basin with cupboard under, low level W.C., extractor fan, complementary wall tiling, recessed lighting and heated towel radiator.

OUTSIDE

Parking & Garage	The property enjoys Ample Off-Road Parking and includes a Large Garage approached via rear access from a lane off the high Street.
The Gardens	The property overlooks a communal grassed area to the front whilst a path leads to the front door. To the rear and side of the property is a sizeable paved area whilst steps lead up to an area of lawn beyond which is the Garage.
Services	We understand Mains Electricity and Water are connected to the property whilst Drainage is to a communal private sewage system operated by Selwood Housing to whom a standing charge is payable - currently £67.00 per calendar month.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8404-4850-1829-1607-6613





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

21, The Grove Codford WARMINSTER BA12 0NT	Energy rating D	Valid until: 6 June 2029
		Certificate number: 8404-4850-1829-1607-6613

Property type Semi-detached house

Total floor area 80 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	56 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