

DAVIS & LATCHAM ESTATE AGENTS

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- Easily run modern Terraced House** • **Conveniently located in a small Town Centre development**
Ideal for someone wishing to live close to all amenities • **No Onward Chain**
Cloakroom, Sitting/Dining Room • **Well Appointed Kitchen**
2 Bedrooms & Fully-tiled Shower Room • **Private Easily Managed Courtyard Garden**
Gas-fired Central Heating to radiators • **Upvc Double Glazing**



3 Atyeo Place, Warminster, Wiltshire, BA12 9BL

£225,000



Ideal for someone wishing to live close to all amenities this easily run modern Terraced House is very conveniently located in a small Town Centre development. Entrance Hall, Cloakroom, Pleasant Sitting/Dining Room, Well Appointed Kitchen, First Floor Landing, Fully-tiled Shower Room & 2 Bedrooms, Private Easily Managed Courtyard Garden, Gas-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is a modern mid-terraced town home, which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The comfortable freshly decorated living accommodation would suit someone wishing to purchase a low maintenance home close to all amenities for first purchase, retirement or as a buy-to-let investment. This is a rare opportunity to acquire a home in an exclusive central area of the town, conveniently close to all amenities, hence the Agents advise an early accompanied internal inspection to avoid disappointment.

LOCATION Atyeo Place is a small exclusive enclave of just 9 homes located at the junction of The Avenue and North Row, both little-used lanes in a Conservation Area in the very heart of Warminster, approached via The Avenue at one end and leading at the other onto the High Street. One of the key attractions of Atyeo Place is its peaceful setting, reflected by the fact that properties are seldom for sale here - many residents are attracted by the convenience of it's location - tucked away from traffic, yet conveniently just minutes from the bustling town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety 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 include Frome, Trowbridge, Westbury, Bath and Salisbury, all within comfortable driving distance, as are the various Salisbury Plain military establishments. 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.

Arched Entrance Area approached from North Row with brick cobbled pathways serving each of the properties in Atyeo Place.

ACCOMMODATION

Entrance Hall having double glazed front door, radiator, built-in cloaks cupboard, heating controls, smoke alarm and staircase to First Floor.

Cloakroom having White suite comprising low level W.C., hand basin, radiator and extractor fan.

Pleasant Sitting/Dining Room 15' 5" x 11' 8" (4.70m x 3.55m) having 2 radiators, T.V. aerial point, telephone point, ample space for dining table & chairs and double-glazed French doors opening onto a sunny West-facing Courtyard Garden.

Well Appointed Kitchen 11' 4" x 7' 7" (3.45m x 2.31m) having postformed worksurfaces, inset stainless steel sink, range of contemporary Cream units providing ample drawer and cupboard space and matching overhead cupboards, built-in stainless steel Electric Oven and Gas Hob with Filter Hood above and matching stainless steel splashback, plumbing for washing machine and tiled flooring.

First Floor Landing having smoke alarm, access hatch to loft and built-in shelved linen cupboard housing Gas-fired Ideal Vogue combi-boiler supplying domestic hot water and central heating to radiators.

Bedroom One 11' 7" x 9' 2" (3.53m x 2.79m) having radiator and double built-in wardrobe cupboard.

Bedroom Two 11' 8" x 7' 9" (3.55m x 2.36m) having radiator.

Spacious Fully-Tiled Shower Room having White suite comprising walk-in shower enclosure with thermostatic controls and glazed splash screen, pedestal hand basin, low level W.C., walls fully tiled in complementary ceramics, shaver/light fitting, extractor fan (currently not in use), radiator and fan heater.

OUTSIDE

Atyeo Place is approached from North Row/The Avenue via a pillared and gated entrance and a cobbled pathway leading to each front door, flanked by neat areas of lawn and trees. Wheelie bins are kept in a communal screened area serving all properties whilst there is also a Bicycle/Garden Store shared with its neighbours.

The Garden is ideal for someone for whom gardening is not a priority. To the front a path leads to the front door flanked by lawn. The West-facing Courtyard Garden enjoys a sheltered setting, with a high wall and fencing ensuring privacy, and it offers plenty of scope for the display of seasonally stocked tubs and planters.

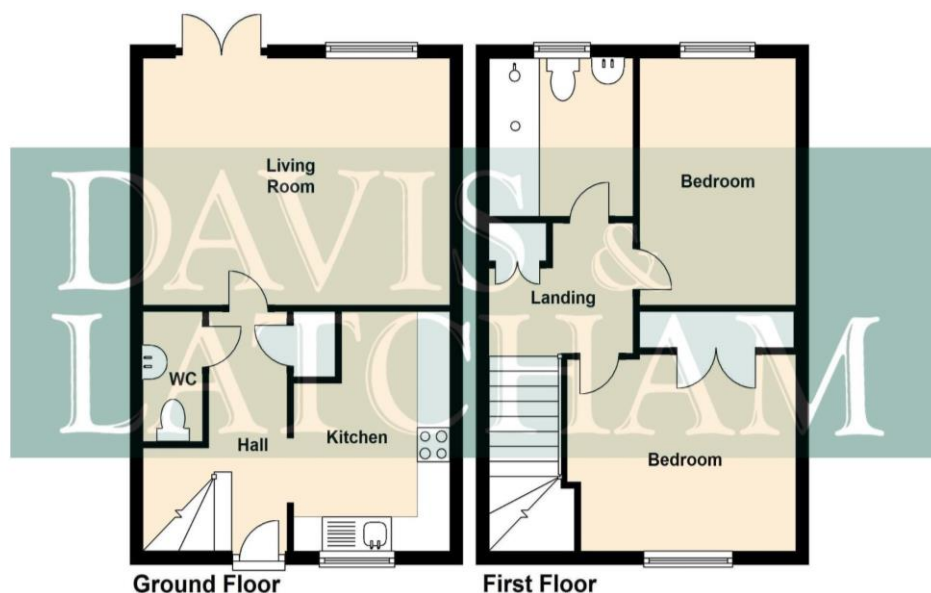
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "B"

NOTE: Maintenance of communal areas including the front lawns at Atyeo Place is the responsibility of Atyeo Place (Warminster) Management Company Limited, control of which is vested in the owners of each property at Atyeo Place. We understand a Service Charge of £35.00 per calendar month is payable.

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9000-0200-5105-0920-8710>



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)

3 Atyeo Place WARMINSTER BA12 9BL	Energy rating B	Valid until: 30 September 2035
		Certificate number: 9000-0200-5105-0920-8710

Property type	Mid-terrace house
Total floor area	67 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 B. It has the potential to be A.

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

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		