

DAVIS & LATCHAM ESTATE AGENTS

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- Extremely spacious individual Detached Bungalow
- Cloakroom, Large Open-Plan Sitting/Dining Room
- 2 Double Bedrooms
- Large Attached Garage
- Gas-fired Underfloor Heating
- On a generously proportioned plot
- Contemporary Well-Appointed Kitchen
- 3 Shower Rooms - 2 of which are En-Suite
- Ample Driveway Parking
- Upvc Double Glazing



Spring Cottage, 51 Deverill Road, Warminster, Wiltshire, BA12 9QW

£350,000



This extremely spacious individual Detached Bungalow occupies a generously proportioned plot on the Southern fringes of Town. Porch, Spacious Hall, Cloakroom, 2 Double Bedrooms, 3 Shower Rooms - 2 En-Suite, Large 29' x 24' Open-Plan Sitting/Dining Room, Contemporary Well-Appointed Kitchen, Large Attached Garage & Ample Driveway Parking, Private Enclosed Rear Garden, Gas-fired Underfloor Heating & Upvc Double Glazing.

Accommodation

THE PROPERTY is an extremely spacious and well-appointed extended individual detached bungalow which has colourwashed rendered elevations under a tiled roof and features sealed-unit double glazing together with tiled flooring throughout and Gas-fired underfloor heating. The bungalow boasts no less than 3 Shower Rooms and has the added bonus of a sizeable private enclosed Rear Garden together with a large driveway providing ample space to park several vehicles. This is a great opportunity for someone wishing to acquire an unusually spacious and highly individual home located on the Southern fringes of the town, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION set back from Deverill Road on the Southern fringes of the town, just a short distance from public open space in Fore Street whilst the beautifully tended Warminster Park together with the Smallbrook Meadows Local Nature Reserve and adjoining open countryside are closeby. 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

Porch having glazed outer door and double panelled inner doors opening into:

Spacious Entrance Hall 15' 10" x 9' 10" (4.82m x 2.99m) having decorative wall panelling, built-in cloaks cupboard, recessed lighting and twin glazed doors into Sitting Room.

Approached from the Hall is:

Bedroom Two 12' 5" x 10' 11" (3.78m x 3.32m) having built-in shelved wardrobe cupboard, recessed lighting and door into En-Suite Wet Room.

Fully Tiled En-Suite Wet Room having White suite comprising walk-in shower with thermostatic shower controls, hand basin and low level W.C., complementary wall and floor tiling, extractor fan, towel radiator and recessed lighting.

Large Open-Plan Family Sitting/Dining Room 29' 4" x 24' 3" (8.93m x 7.39m) a delightful East-facing Room having decorative wall panelling, ample space for a large dining table & chairs, T.V. aerial point, recessed lighting, built-in cupboard housing electrical fusegear and 2 pairs of French doors opening onto Garden Terrace.

From the Sitting Room a door leads into:

Fully Tiled Shower/Cloakroom having White suite comprising walk-in shower with thermostatic controls, vanity basin with cupboard under, low level W.C., complementary wall and floor tiling, 2 extractor fans, towel radiator, recessed lighting and shelved linen cupboard also housing CCTV camera terminal.

From the Sitting Room a door leads into:

Bedroom One 18' 5" x 13' 2" (5.61m x 4.01m) having extensive range of fitted wardrobe cupboards, recessed lighting, access hatch to loft and door to Dressing Room with shelving and hanging rails.

Fully Tiled En Suite Wet Room having White suite comprising walk-in shower with thermostatic controls, twin vanity basins with cupboards under, bidet, low level W.C. with concealed cistern, complementary wall and floor tiling, extractor fan, towel radiator and recessed lighting.

From the Sitting/Dining Room a door leads into:

Large Well Appointed Kitchen 13' 9" x 13' 1" (4.19m x 3.98m) having extensive postformed worksurfaces, inset twin bowl sink, range of contemporary high gloss Burgundy and Beige units providing ample drawer & cupboard space, complementary tiling, matching overhead cupboards and surface lighting, Britannia 4-burner Gas Range & Griddle with Filter Hood above, built-in Electric Oven, glazed ceiling lantern ensuring natural light, Fridge/Freezer, recessed lighting, Dishwasher, Utility Area with sink unit, Washing Machine and door to Garden.

OUTSIDE

Large Attached Garage 30' 9" x 10' 8" (9.37m x 3.25m) approached via a good-sized pillared driveway providing ample Off-Road Parking for several vehicles, with power & light connected and boiler cupboard housing pressurised hot water cylinder and recently installed Worcester Gas-fired boiler providing domestic hot water and underfloor heating.

The Garden A path to one side of the property leads into the Rear Garden which offers the scope to be returned to its former glory and at present includes a sizeable paved terrace, a garden loo with water connected, a lawn and various of ornamental shrubs and trees whilst to one side is a shed and a large former shipping container which could serve as a home office/ workshop. The Garden is surrounded by fencing and hence enjoys a high level of privacy.

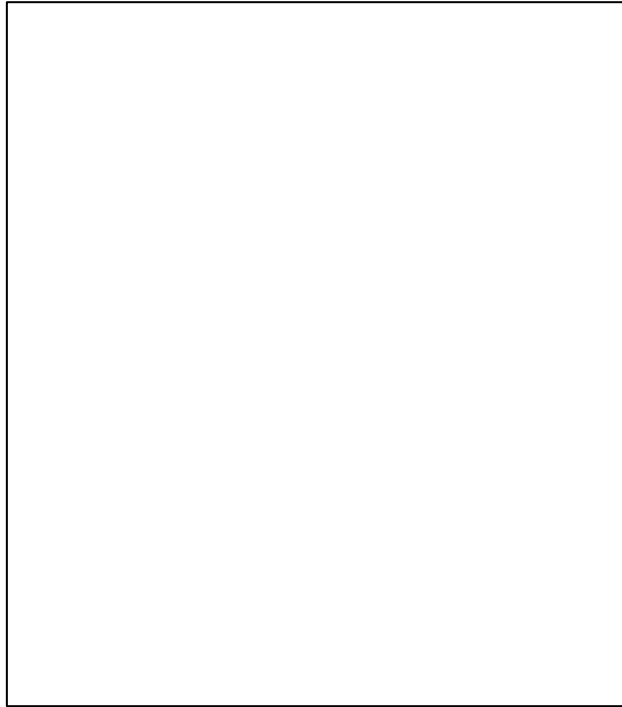
Services We understand Mains Water, Drainage, Gas and Electricity are all connected.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/8211-8125-9102-0028-2006>





FLOORPLAN FOR IDENTIFICATION 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)

51 Deverill Road WARMINSTER BA12 9QW	Energy rating C	Valid until: 25 August 2035
		Certificate number: 8211-8125-9102-0028-2006

Property type	Detached bungalow
Total floor area	152 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 C. 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

