

DAVIS & LATCHAM ESTATE AGENTS

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- Comfortable Link Detached House
- No Onward Chain
- 3 Good-sized Bedrooms
- Garage & Driveway Parking
- Gas-fired Warm Air Heating
- In a peaceful Cul-de-Sac with far-reaching views
- Sitting Room open-plan into Dining Area, Kitchen
- Bathroom & Separate W.C.
- Private Easily Managed Rear Gardens
- Upvc Sealed Unit Double-Glazing



46 Copheap Rise, Warminster, Wiltshire, BA12 0AR

£335,000



This comfortable Link Detached House occupies an enviable setting in a peaceful Cul-de-Sac which enjoys superb far-reaching views across the Town and far beyond. Entrance Hall, Pleasant Sitting Room open-plan into Dining Area, Kitchen, First Floor Landing, Bathroom & Separate W.C., 3 Good-sized Bedrooms, Garage & Driveway Parking, Private Easily Managed Rear Gardens, Gas-fired Warm Air Heating & Upvc Sealed Unit Double-Glazing.

Accommodation

THE PROPERTY is a light and airy modern link detached house which has attractive brick and tile hung elevations under a tiled roof and benefits from Gas-fired Warm Air heating together with sealed-unit double glazing. This is an opportunity to acquire a comfortable family home in a quiet cul-de-sac in a highly regarded residential setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Copheap Rise is a popular elevated residential area which enjoys far reaching views to the South and West across Warminster and beyond towards the distant treeline of the Longleat woodlands and Cley Hill. Immediately adjacent is the local beauty spot of Copheap whilst the nearby Downs and Golf Course offer many unspoilt rural walks and Warminster Station is just a few minutes on foot. The bustling town centre has 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, 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 Southampton, Bournemouth and Bristol airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having courtesy light and double glazed front door into:

Entrance Hall having cloaks hanging recess, heating controls, understairs cupboard and staircase to First Floor.

Pleasant Sitting Room 15' 8" x 11' 10" (4.77m x 3.60m) having large window overlooking the front Garden and enjoying far-reaching views, natural stone fireplace housing coal effect Gas fire creating a focal point, wall light points, T.V. aerial point and opening into Dining Area.

Dining Area 9' 10" x 8' 6" (2.99m x 2.59m) having ample space for dining table & chairs, double glazed French door to Rear Garden and door to Kitchen.

Kitchen 12' 2" x 9' 3" (3.71m x 2.82m) having postformed worksurfaces, inset colour-coded sink, range of units providing ample drawer and cupboard space, complementary tiling, matching overhead cupboards, recess for Electric Cooker, plumbing for washing machine, cupboard housing Gas-fired Johnson & Starley Warm Air heating unit serving ducts throughout the property, built-in ventilated pantry and door to Side Passage.

First Floor Landing having cupboard housing hot water cylinder with immersion heater fitted and access hatch with folding ladder to boarded loft with light connected.

Bedroom One 11' 9" x 10' 1" (3.58m x 3.07m) enjoying far reaching views across the town towards Cley Hill.

Bedroom Two 11' 8" x 10' 11" (3.55m x 3.32m) having built-in cupboards.

Bedroom Three 10' 9" x 10' 4" max (3.27m x 3.15m) "L-shaped" also enjoying views across town towards Cley Hill.

Fully Tiled Bathroom having Mint coloured suite comprising panelled bath with Mira shower, pedestal hand basin and complementary wall tiling.

Separate W.C. having Mint coloured low level suite.

OUTSIDE

Garage 21' 8" x 8' 2" (6.60m x 2.49m) overall approached via a tarmac driveway providing Off-road Parking with up & over door and power & light connected. To the rear of the Garage is a Utility/Store with power and water connected, suitable for a tumble dryer/washing machine/fridge/freezer and has a personal rear door.

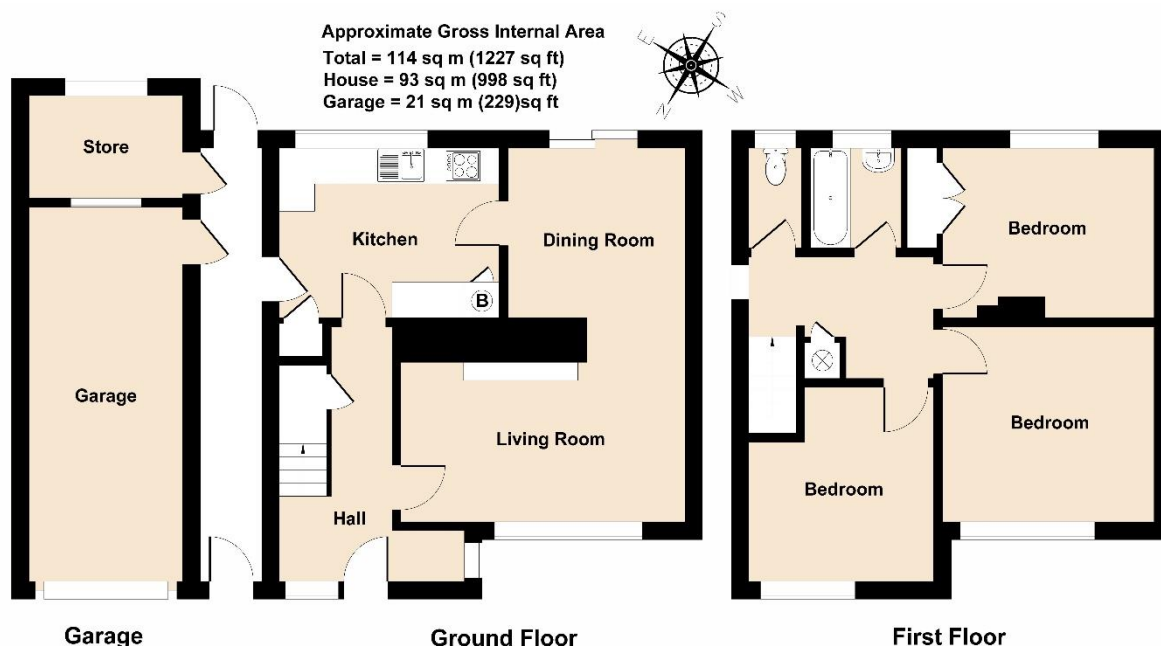
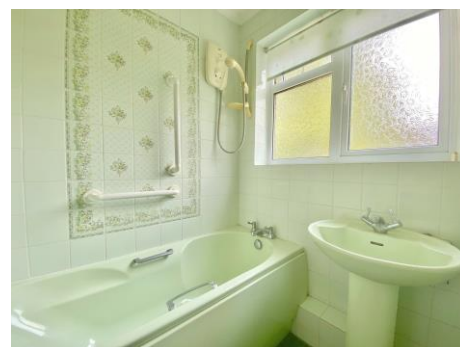
The Private Easily Managed Gardens wrap themselves around the side and rear of the property and enjoy a high level of privacy. To the front is an area of lawn with borders well stocked with shrubs whilst to the rear is a sizeable area of lawn with a rockery and flowerborders and nicely tucked away to one side is a Greenhouse. The whole is enclosed by fencing and hedging, the foliage of which ensures privacy. An adjacent footpath provides direct access to the path of remembrance which leads to Copheap.

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

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2190-5608-8150-5104-6205>



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)

46 Copheap Rise WARMINSTER BA12 0AR	Energy rating D	Valid until: 6 August 2035
		Certificate number: 2190-5608-8150-5104-6205

Property type	Detached house
Total floor area	92 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+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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