

DAVIS & LATCHAM ESTATE AGENTS

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- Garden level Apartment • Town Centre Retirement Development
- No Onward Chain • Communal Entrance Hall
- Individual Entrance Hall • Light & Airy Sitting Room, Kitchen
- Double Bedroom, Bathroom • Sealed-unit Double Glazing & Electric Heating
- Lift to all floors, House Manager • Large Residents' Lounge & Laundry Room



**6 Homeminster House, Station Road, Warminster,
Wiltshire, BA12 9BP**

£55,000



Available with no associated sale chain a rare opportunity to acquire a Garden level Apartment in this popular Town Centre Retirement Development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, Double Bedroom, Bathroom, Light & Airy Sitting Room, Kitchen, Sealed-unit Double Glazing & Electric Heating, House Manager, Large Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a light & airy retirement apartment located at Garden Level at Homeminster House, an attractive purpose-built town centre development designed with the over 60's in mind, with well-lit communal hallways whilst all floors are served by a lift and stairways. All properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building and an out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Available with no associated sale chain this is a rare opportunity to acquire a Garden level Ground Floor apartment with it's own direct external access opening onto a small area of outside space hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops and eateries. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

Hall with individual front door into the apartment.

Private Inner Hall having entryphone/intercom, smoke alarm sensor and built-in shelved cupboard housing electrical fusegear, meter, cold water tank and hot water cylinder with twin immersion heaters.

Bedroom 14' 0" x 8' 8" (4.26m x 2.64m) having full height window overlooking the Garden, night store heater, wall light fittings and wardrobe cupboard with bi-fold doors.

Fully-tiled Bathroom having White suite panelled bath, vanity hand basin with cupboard under, low level W.C., electric towel heater, extractor fan and complementary wall tiling.

Pleasant Sitting Room 17' 4" x 11' 7" (5.28m x 3.53m) a light and airy room having a picture window and double glazed French door enjoying a pleasant aspect and direct access onto a small area of Garden, night store heater, telephone point, wall light points and T.V. aerial point.

From the Sitting Room an archway leads into:

Kitchen 8' 4" x 5' 4" (2.54m x 1.62m) having postformed worksurfaces and inset stainless steel single drainer sink, drawer & cupboard space, matching overhead cupboards, recess for slot-in Electric Cooker and Fridge/Freezer, complementary wall tiling and extractor fan.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to landscaped borders stocked with ornamental shrubs and ground cover plants, flanking Visitors' Parking Spaces whilst Number 6 is on the Ground Floor and can be accessed either via the communal entrance or independently.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

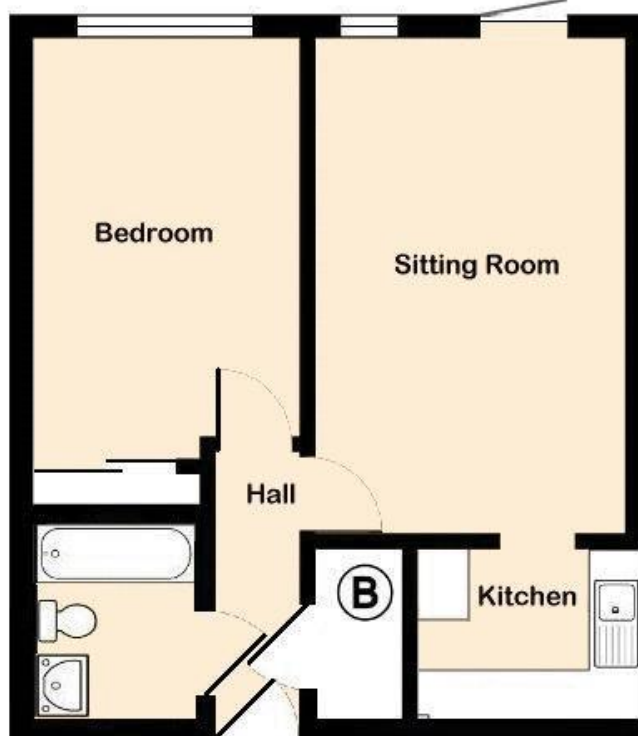
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced on 01.09.1985 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 September 2024 – 28 February 2025 is £2,021.51. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

Ground Rent £256.03 for the six-month period 1 September 2024 – 28 February 2025.

Rating Band "A"

EPC URL <http://www.epcregister.com/EPC/0063-1212-2604-1615-1000>



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)

Flat 6 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until:	5 June 2034
		Certificate number:	0063-1212-2604-1615-1000

Property type

Ground-floor flat

Total floor area

42 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 C.

[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		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		