

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- Comfortable Semi-Detached Bungalow
- Sitting Room
- 2 Double Bedrooms
- Garage & Driveway
- Gas-fired Central Heating to radiators
- Peaceful residential Cul-de-Sac
- Fitted Kitchen
- Fully-tiled Bathroom
- Gardens enjoying views across Warminster Park
- Upvc Sealed Unit Double Glazing



4 Poulsen Close, Warminster, Wiltshire, BA12 9QD

£250,000



This comfortable Semi-Detached Bungalow occupies an unrivalled setting in this peaceful residential Cul-de-Sac on the Southern outskirts of the Town. Entrance Hall, 2 Double Bedrooms, Fully-tiled Bathroom, Pleasant Sitting Room, Fitted Kitchen, Garage & Driveway, Gardens enjoying uninterrupted views across Warminster Park, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a semi-detached bungalow which has brick elevations under a tiled roof and features Gas-fired central heating to radiators together with Upvc sealed unit double glazing and has the added bonus of a lovely view of the valley beyond Warminster Park which forms part of Smallbrook Meadows Local Nature Reserve. Although the bungalow offers scope for some updating this would make an excellent easily run home ideally suited for retirement. This is a great opportunity for someone seeking a bungalow in a peaceful residential area of the town hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Poulsen Close is a small cul-de-sac in the popular Damask Way residential area approached off Upper Marsh Road on the Southern fringes of the town, just a short distance from the beautifully tended Warminster Park and adjacent Smallbrook Meadows Local Nature Reserve. 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, cafes and eateries. 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. Bristol Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having double glazed sliding door, built-in cupboard housing Gas and Electric meters and electrical fusegear, whilst a double glazed door leads into a small inner lobby leading into the Sitting Room.

South-facing Sitting Room 15' 9" x 10' 9" (4.80m x 3.27m) overlooking the front Garden, featuring sliding double glazed patio doors allowing light to flood in and having radiator, T.V. aerial point, telephone point door to Inner Hall.

Inner Hall with hatch to roof space.

Bedroom One 10' 9" x 9' 2" (3.27m x 2.79m) having radiator, full height window and mirror-fronted cupboards.

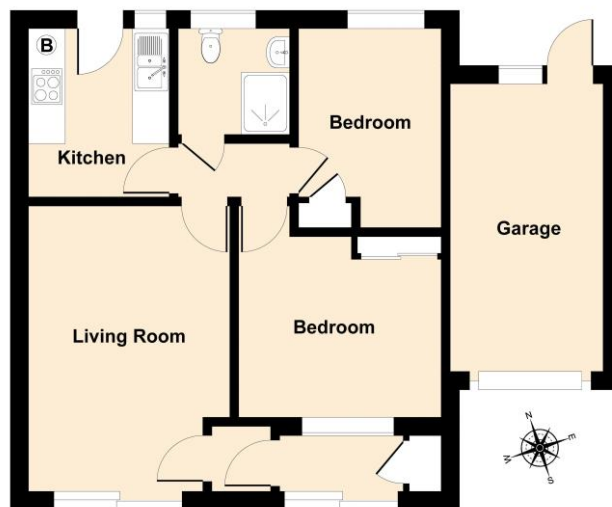
Bedroom Two 10' 2" x 7' 8" (3.10m x 2.34m) having full height window taking full advantage of the view, radiator and built-in linen cupboard housing hot water cylinder with immersion heater fitted.

Shower Room having White suite comprising shower enclosure with Triton shower and splash door, pedestal hand basin, low level W.C. , complementary tiling and towel radiator.

Kitchen 8' 11" x 7' 6" (2.72m x 2.28m) having postformed worksurfaces, inset stainless steel sink, ample drawer & cupboards, matching overhead cupboards, Gas Hob, with glass splashback, built-in Electric Oven, plumbing for washing machine, recess for fridge/freezer, wall-mounted Gas-fired Baxi boiler supplying central heating & domestic hot water and door to Garden.

OUTSIDE

Garage	15' 5" x 8' 3" (4.70m x 2.51m) approached via a driveway providing ample Off Road Parking, with remotely operated roller shutter door, personal rear door and power & light and water connected.
The Gardens	To the front is a gently sloping lawn with ornamental shrubs whilst to the rear is a paved terrace with steps down to the garden which is mainly laid to lawn and includes Greenhouse and Shed. A standout feature is uninterrupted view of the valley beyond Warminster Park which forms part of Smallbrook Meadows Local Nature Reserve.
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2021-3049-7204-7035-5200



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING	By prior appointment through DAVIS & LATCHAM 43 Market Place Warminster Wiltshire BA12 9AZ Tel: Warminster 01985 846985 Website - www.davislatcham.co.uk Email - homes@davislatcham.co.uk
---------	---

PLEASE NOTE	Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.
-------------	--

Energy performance certificate (EPC)

4 Poulsen Close WARMINSTER BA12 9QD	Energy rating D	Valid until: 21 April 2035
		Certificate number: 2021-3049-7204-7035-5200

Property type Semi-detached bungalow

Total floor area 51 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		89 B
69-80	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