

DAVIS & LATCHAM ESTATE AGENTS

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- Split-level Semi-Detached home
- Sitting Room, Dining Room/Bedroom 3
- Lower Ground Floor with 2 Further Bedrooms,
- Integral Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Enjoying far reaching views over open farmland
- Shower Room, Kitchen
- Store & Conservatory
- Rear Garden adjoining Green Open Space
- Upvc Sealed-unit Double Glazing



60 Ashley Coombe, Warminster, Wiltshire, BA12 9QU

£300,000



Enjoying lovely far reaching views over open farmland this spacious split-level Semi-Detached home is nicely located in an elevated setting on the Southern outskirts of the Town. Hall, Pleasant Sitting Room, Dining Room/Bedroom 3, Shower Room, Kitchen, Lower Ground Floor, Hall, 2 Further Bedrooms, Store & Conservatory, Integral Garage & Driveway Parking, Rear Garden adjoining Green Open Space, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable split-level semi-detached home which has reconstructed Bath stone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The living accommodation includes 2 Bedrooms at Garden level whilst the Sitting Room and Dining Room/3rd Bedroom enjoy superb far-reaching country views. The flexible living accommodation would suit a variety of buyers seeking a home in a peaceful edge of town residential setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION pleasantly situated in Ashley Coombe a peaceful elevated edge-of-town residential area on the extreme Southern outskirts of Warminster, not far from an extensive area of public open space whilst Smallbrook Meadows Local Nature Reserve and lovely walks in Henfords Marsh and the River Wylye are also closeby. The town centre is approximately a mile distant and offers excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders, cafes and coffee shops. Other amenities include a theatre & library, hospital & clinics, a beautiful Town Park 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 and Westbury 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. The various Salisbury Plain military bases are all within a comfortable driving distance whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having double glazed front door and inner door into:

Hall with stairs down to the Lower Ground Floor, heating thermostat, telephone point, radiator, loft access with drop down ladder and cupboard housing Baxi Gas-fired combi-boiler supplying domestic hot water and central heating to radiators.

Pleasant Sitting Room 17' 1" x 11' 8" (5.20m x 3.55m) having large picture window enjoying superb views of the surrounding countryside, T.V. aerial point and radiator.

Fully-tiled Shower Room having contemporary White suite comprising corner enclosure with Thermostatic shower controls, vanity hand basin with cupboards under, low level W.C. with concealed cistern, towel radiator and vinyl flooring.

Bedroom Three 11' 8" x 8' 4" (3.55m x 2.54m) currently serving as a Dining Room having lovely views, built-in cupboard and radiator.

Fitted Kitchen 11' 4" x 8' 2" (3.45m x 2.49m) having postformed worksurfaces and inset colour-keyed sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Gas Hob with Filter Hood above, built-in Electric Oven, plumbing for washing machine, recess for Fridge, radiator, larder cupboard, breakfast bar, vinyl flooring and Upvc double-glazed door to Side.

From the Hall steps lead down to:

LOWER GROUND FLOOR

Rear Hall with door to Storeroom.

Storeroom	10' 8" x 7' 8" (3.25m x 2.34m) having power & light connected.
Bedroom One	11' 4" x 10' 8" (3.45m x 3.25m) having radiator and fitted furniture including wardrobes, matching chest of drawers and dressing surface.
Bedroom Two	10' 9" x 10' 3" (3.27m x 3.12m) into mirrored wardrobes and having radiator.
Conservatory	9' 9" x 7' 5" (2.97m x 2.26m) of Aluminium construction with power, light and tiled flooring. Door to Rear Garden.

OUTSIDE

Integral Garage	17' 9" x 7' 10" (5.41m x 2.39m) approached via a tarmac driveway providing off-road parking space, having up and over door, power & light connected, Gas & Electric Meters and Electrical fusegear.
The Gardens	To the front of the property is an area of lawn whilst to one side is a handgate and flight of steps down to the Rear Garden which includes a paved terrace, a sizeable lawn, areas laid to decorative shingle, external power & light connected and a Shed. The whole is nicely enclosed by fencing and enjoys stunning views across adjoining countryside towards Southleigh Woods in the distance.
Services	We understand Mains Water, Drainage, Gas and Electricity is connected.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/3220-2199-0094-0197-1593



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)

60 Ashley Coombe WARMINSTER BA12 9QU	Energy rating C	Valid until: 19 November 2035
		Certificate number: 3220-2199-0094-0197-1593

Property type Semi-detached house

Total floor area 79 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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