

DAVIS & LATCHAM ESTATE AGENTS

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- Recently remodelled and extended bungalow**
- Family Bathroom, 4 Bedrooms & Shower Room + En-Suite
 - Television Room, Snug, Attached Garage & Ample Driveway Parking
 - Gas-fired Central Heating to radiators
 - Occupying a generous corner plot
 - 20' Dual Aspect Sitting Room with woodburner
 - Well Appointed 26' Kitchen/Diner
 - Private South West-facing Rear Garden
 - Upvc Double Glazing



2 Beacon View, Warminster, Wiltshire, BA12 8HP

£685,000



This recently remodelled and extended bungalow occupies a generous corner plot in an exclusive residential close on the western outskirts of the town. Entrance Hall, Family Bathroom, 4 Bedrooms & 1 Shower Room + 1 En-Suite, 20' Dual Aspect Sitting Room with woodburner, Television Room, Snug, Well Appointed 26' Kitchen/Diner, Attached Garage & Ample Driveway Parking, Private South West-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is a spacious individual detached bungalow which has attractive reconstructed stone and random natural stone elevations under a tiled roof and has been substantially extended and re-modelled to an exceptional standard. The bungalow provides stylish contemporary accommodation which benefits from Gas-fired central heating to radiators together with Upvc double glazing and boasts 3 Reception Rooms together a large Bathroom and 2 Shower Rooms - 1 En-Suite whilst a particular feature is the 26' Kitchen/Diner. This is a property which would be a great choice for retirement but might also suit a family seeking a home for multi-generational living with more than enough space to accommodate an elderly relative. This is a rare opportunity to acquire such an outstanding property in a favoured residential setting where homes are seldom available for sale hence the agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION the bungalow occupies a generous corner plot at the entrance of Beacon View, an exclusive cul-de-sac of individual properties located on the Western fringes of Warminster, not far from open country and many excellent walks including the nearby Longleat Estate woodlands. A Co-op convenience store is closeby serving everyday needs whilst the bustling town centre is a mile distant and provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, cafes and eateries. Other amenities include a theatre and library, hospital and clinics, a beautiful Town Park and a 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, Westbury, Trowbridge, Bath and Salisbury are all within comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Spacious Entrance Hall having Upvc double glazed front door, radiator and built-in cloaks cupboard.

Spacious Dual Aspect Sitting Room 20' 6" x 12' 11" (6.24m x 3.93m) having attractive fireplace housing woodburner creating a focal point, 2 radiators, T.V. and satellite aerial points and wall light points.

Bedroom One 21' 4" x 8' 11" (6.50m x 2.72m) including Dressing Area having 2 radiators, T.V. aerial point and door into En Suite Shower Room.

En-Suite Shower Room having a White suite comprising shower enclosure with glazed splash door and thermostatic controls, integrated vanity hand basin with cupboard under and comfort height W.C., towel radiator, recessed lighting, extractor fan and complementary aqua wall panelling.

Bedroom Two 15' 6" x 12' 2" (4.72m x 3.71m) having radiator and built-in shelved cupboard.

Family Bathroom 11' 5" x 9' 1" (3.48m x 2.77m) having a White suite comprising corner shower enclosure with thermostatic shower controls, panelled bath, pedestal hand basin and low level W.C. complementary wall tiling, towel radiator, recessed lighting, extractor fan, built-in shelved linen cupboard housing Gas-fired Worcester combi-boiler supplying domestic hot water and central heating to radiators and window shutters.

Well Appointed Kitchen/Diner 26' 8" x 12' 3" (8.12m x 3.73m) a stunning feature of the property including extensive polished Granite work-surfaces and 1½ bowl stainless steel sink, comprehensive range of contemporary units providing ample drawer and cupboard space and matching overhead cupboards, island unit and integrated appliances including Electric Induction Hob, built-in Double Electric Oven, Dishwasher, Washing Machine and Tumble Dryer, space for fridge/freezer, radiators, ample space for a breakfast table & chairs, recessed lighting, light tube and remotely controlled Velux roof window ensuring natural light and ventilation and opening into Snug.

Snug 10' 2" x 9' 9" (3.10m x 2.97m) enjoying dual aspects having radiator double French doors opening onto Garden Terrace.

Bedroom Three 11' 3" x 10' 4" (3.43m x 3.15m) having radiator and fitted furniture including wardrobes and overhead cupboards.

Shower Room having a White suite comprising shower enclosure with glazed splash door and thermostatic controls, vanity hand basin with cupboard under and low level W.C., towel radiator, recessed lighting, extractor fan and Velux roof window ensuring natural light and ventilation.

Bedroom Four 11' 3" x 9' 0" (3.43m x 2.74m) which currently serves as a Dressing Room having radiator.

Inner Hall having polished Oak plank flooring, heating controls, access hatch to loft and French door to Garden.

Approached from the Inner Hall is:

T.V. Room 16' 7" x 13' 7" (5.05m x 4.14m) enjoying dual aspects having attractive fireplace housing coal-effect Gas fire creating a focal point, polished Oak plank flooring, radiator, T.V. aerial point, wall light points and double French doors to Garden Terrace.

OUTSIDE

Attached Garage 18' 8" x 8' 6" (5.69m x 2.59m) approached via a brick pavior driveway/forecourt providing Ample Off-Road Parking, having up & over door, power & light connected and personal door to Rear Garden.

The Gardens are laid to the front to lawn with mature trees whilst beside the Garage is a driveway with double gates leading into the Rear Garden which includes sizeable paved terraces and an extensive area of lawn surrounded by mature ornamental shrubs and borders well stocked with seasonal plants all nicely surrounded by fencing and the entire plot extends to circa 0.27 of an acre.

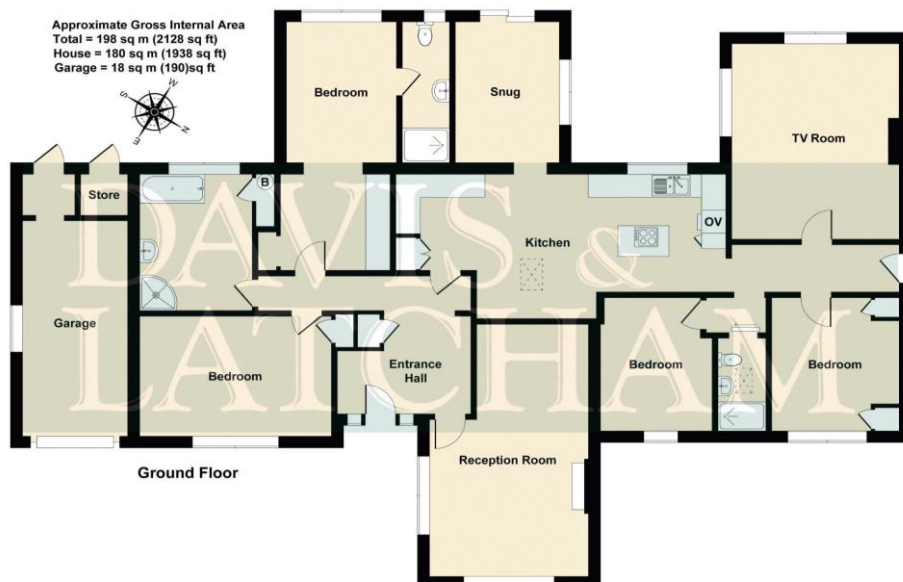
Note: The large Garden Room is excluded from the sale but may be available by separate negotiation.

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/5220-2199-0031-0197-1513>



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)

2 Beacon View WARMINSTER BA12 8HP	Energy rating C	Valid until: 20 November 2035
		Certificate number: 5220-2199-0031-0197-1513

Property type	Detached bungalow
Total floor area	172 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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		