

# 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](http://www.davislatcham.co.uk) e-mail:  
[homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)



- Recently updated Mews Style home** • **Ideal for someone wishing to live close to the Town Centre**  
**Spacious Well Appointed Open-Plan Sitting Room/Kitchen** • **Fully Tiled Shower Room & 2 Double Bedrooms**  
**Reserved Parking Space** • **Private Easily Managed Garden**  
**Gas-fired Central Heating** • **Upvc Sealed Unit Double Glazing**



**5 Vicarage Mews, Warminster, Wiltshire, BA12 7JU**

**£230,000**



Ideal for someone wishing to live close to the Town Centre this recently updated Mews Style home is nicely tucked away yet within easy reach of shops and schooling. Hall, Spacious Well Appointed Open-Plan Sitting Room/Kitchen, First Floor Landing, Fully Tiled Shower Room & 2 Double Bedrooms, Reserved Parking Space & Private Easily Managed Garden, Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a delightful mid-terraced mews-style home which has brick, stone and rendered elevations under a tiled roof and benefits from Gas-fired central heating together with Upvc double glazing. The beautifully presented living accommodation has recently benefitted from extensive updating and now boasts two double Bedrooms and a contemporary Shower Room together with a well-appointed fitted Kitchen and is complemented by a private easily maintained Garden. The property also has the bonus of a reserved parking space - a rarity in this part of the town where parking is at a premium. Ideally suited for someone seeking a comfortable easily run home tucked away in a peaceful setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** in Vicarage Mews tucked away off Vicarage Street on the Western side of the town, not far from the historic Obelisk at the junction of Vicarage Street, Church Street and Silver Street, the site of the original market cross and believed to have been the original centre of Warminster during the Middle Ages. This part of the town includes many fine properties, some dating from the 17th Century were homes of wealthy merchant's, whilst others show signs of even earlier origins. Vicarage Street is conveniently within an easy walking distance of the town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries whilst other amenities include a theatre and 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, Westbury, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303 and M3. Southampton, Bournemouth and Bristol airports are each just over an hour by road.

## ACCOMMODATION

**Entrance Hall** having designer radiator, heating controls and staircase with stainless steel handrail to First Floor.

**Spacious Open-Plan Living Room/Kitchen** 24' 10" x 13' 10" (7.56m x 4.21m) x 24' 10" x 9' 11" (7.56m x 3.02m) comprising Kitchen with quartz worksurfaces and inset sink with instant hot water pillar tap, range of contemporary Grey units providing ample drawer & cupboard space, complementary tiling and overhead cupboards, Induction Hob, Filter Hood above and integrated Electric Oven and Microwave, Dishwasher and Washing Machine, large island unit incorporating breakfast surface with pendant surface lighting and cupboard space, T.V. aerial point, designer radiator, laminate flooring and cupboard housing Gas-fired Vaillant combi-boiler supplying central heating & domestic hot water. Living Area with radiator, useful understair cupboard and double French doors into Conservatory.

**Double Glazed Conservatory** 11' 10" x 8' 0" (3.60m x 2.44m) suitable as a Dining Room, having radiator, laminate flooring, power & light connected and double French doors opening onto Garden Terrace.

**First Floor** Landing having feature glazed balustrade and access hatch to loft.

- Bedroom One** 13' 7" x 8' 1" (4.14m x 2.46m) having radiator, dressing surface and wardrobe cupboards.
- Bedroom Two** 13' 10" x 9' 4" (4.21m x 2.84m) L-shaped having radiator and T.V. aerial point.
- Fully Tiled Shower Room** having recently installed contemporary suite comprising walk-in shower with smoked glass splash screen and thermostatic shower controls, vanity hand basin with drawers under, low level W.C. with concealed cistern, towel radiator, complementary wall and floor tiling, extractor fan, recessed lighting and large illuminated Bluetooth enabled wall mirror.

## OUTSIDE

**Reserved Parking Space** is located adjacent to the Garden, approached via a shared driveway off The Maltings exclusive to Vicarage Mews and neighbouring properties.

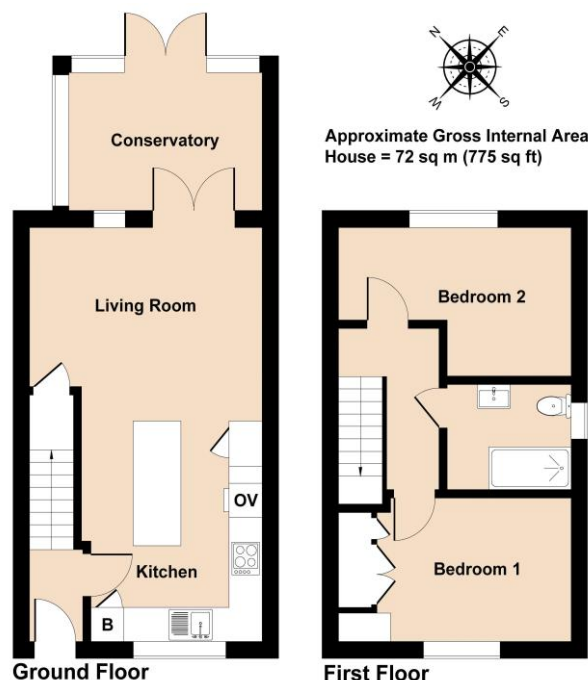
**The Gardens** To the front of the property is a short flight of steps to the front door and ornamental shingle with space for the display of tubs and planters. The Rear Garden includes a brick paved terrace with steps up to an area of artificial grass and a sizeable area of decking with a shallow garden store, all nicely enclosed by fencing, trelliswork and walling ensuring privacy whilst a handgate provides direct access to the parking.

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

**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/4832-7825-2100-0080-6272>



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](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## 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)

5 Vicarage Mews WARMINSTER BA12 7JU	Energy rating <b>C</b>	Valid until: 29 May 2032
		Certificate number: 4832-7825-2100-0080-6272

Property type	Mid-terrace house
Total floor area	60 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.](#)

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		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		