

# 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



- Semi-Detached Non-Estate Bungalow**
- Bay-fronted Sitting Room**
- 2 Bedrooms**
- Garage & Parking**
- Gas-fired Central Heating to radiators**
- Tucked away off a private driveway**
- Spacious Kitchen/Diner**
- 3rd Bedroom/Study, Shower Room**
- Easily Managed Rear Garden**
- Upvc Sealed-Unit Double Glazing**



**2 Curtis Close, off Pound Street, Warminster, Wiltshire, BA12 8NN**

**£285,000**



This Semi-Detached Non-Estate Bungalow is quietly tucked away off a private driveway on the western side of the Town and would be a great choice for retirement. Entrance Porch, Hall, 2 Bedrooms, 3rd Bedroom/Study, Shower Room, Pleasant Bay-fronted Sitting Room, Spacious Kitchen/Diner, Garage & Parking, Easily Managed Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a non-estate modern semi-detached bungalow first occupied in 2000 which has attractive brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with low-maintenance Upvc sealed-unit double glazing, fascias and soffits. Immediately available with no associated sale chain, the bungalow provides comfortable, well planned living accommodation which would ideally suit someone in active retirement hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Curtis Close is approached via a long private shingle driveway off Pound Street on the Western side of the town not far from a neighbourhood convenience store in West Parade whilst the route of a regular bus service to the town centre stops nearby. Warminster has a bustling shopping centre with excellent facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst 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 whilst other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within comfortable driving distance. The A36, A350 and A303 trunk routes provide swift road 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

- Porch** having courtesy lighting, double glazed front door and part glazed Upvc inner door into:
- Entrance Hall** having radiator, cloaks cupboard, shelved linen cupboard and access hatch to loft.
- Bedroom One** 11' 4" x 9' 10" (3.45m x 2.99m) having radiator and built-in wardrobe cupboard.
- Bedroom Two** 9' 10" x 9' 9" (2.99m x 2.97m) with radiator and built-in wardrobe cupboard.
- Bedroom Three/Study** 8' 2" x 5' 10" (2.49m x 1.78m) having radiator.
- Shower Room** having White suite comprising fully tiled walk-in shower enclosure with Mira shower controls and glazed splash door, pedestal hand basin and low level W.C., useful built-in cupboard, extractor fan, radiator and vinyl flooring.
- Pleasant Bay-Fronted Sitting Room** 13' 6" x 12' 6" (4.11m x 3.81m) x 13' 6" x 10' 0" (4.11m x 3.05m) enjoying dual aspects having fireplace with decorative surround housing coal-effect Gas fire, T.V. aerial point, telephone point and radiator.
- Kitchen/Diner** 17' 5" x 9' 9" (5.30m x 2.97m) x 17' 5" x 9' 0" (5.30m x 2.74m) having postformed worksurfaces, inset stainless steel sink, breakfast bar surface, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and Gas Hob with Filter Hood above, plumbing for washing machine, space for fridge and freezer, radiator and ample space for table and chairs, telephone point, Gas-fired Baxi combi-boiler supplying central heating and domestic hot water, part vinyl and laminate floor coverings, electrical fusegear and double French doors opening onto Garden terrace.

## OUTSIDE

**Detached Garage** 18' 7" x 8' 6" (5.66m x 2.59m) approached via a long private shingle driveway shared with the neighbouring property providing Parking Space, with up & over door and power & light connected, personal door to Garden and double glazed window.

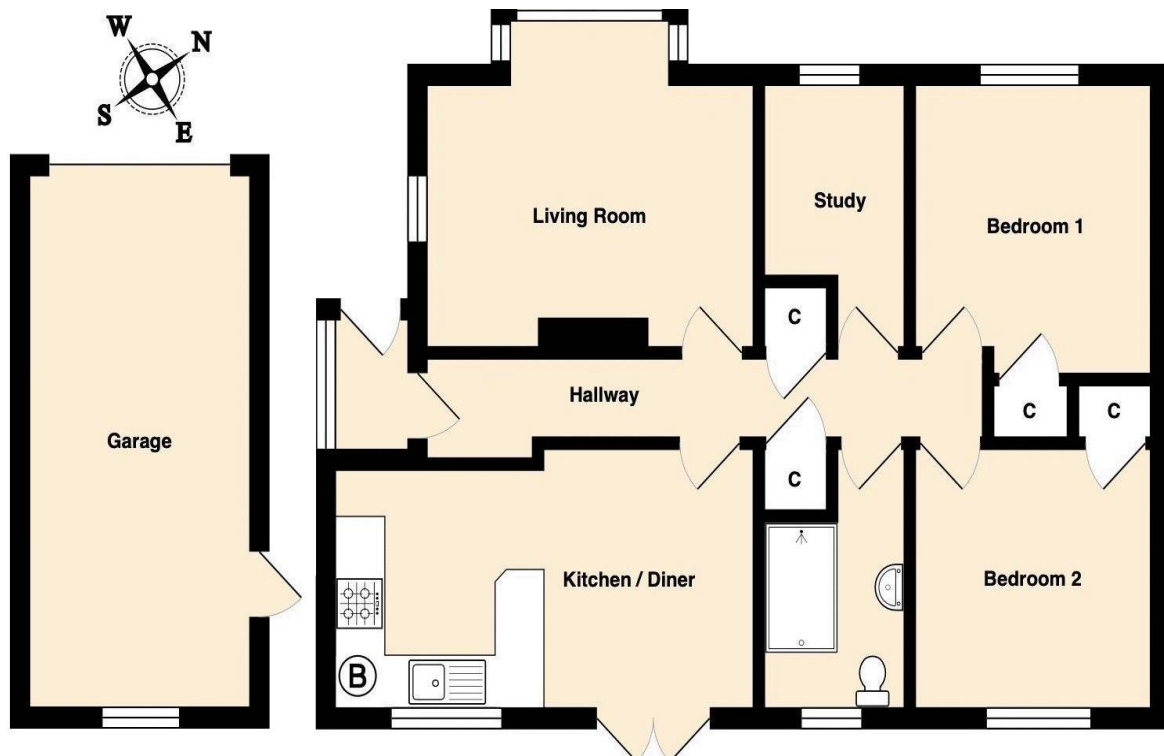
**The Garden** For ease of maintenance the front of the property is laid to a large area of shingle and a border stocked with plants and shrubs whilst a handgate leads into the enclosed Rear Garden which is also planned for minimal upkeep with block paving and patio areas, an outside tap, well stocked raised borders, ground cover plants and borders of shingle. In one corner is a sheltered sitting area and the whole is very nicely enclosed by fencing which ensures a high level of privacy whilst courtesy lighting to the front & rear aids security.

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

**Tenure** Freehold with vacant possession.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/7020-0100-0332-7095-2723>



Total Area: 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup> (excluding garage)

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)  
E-mail - [homes@davislatcham.co.uk](mailto: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.

**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 Curtis Close Pound Street WARMINSTER BA12 8NN	Energy rating <b>D</b>	Valid until: <b>2 October 2033</b> <hr/> Certificate number: <b>7020-0100-0332-7095-2723</b>
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Property type	Semi-detached bungalow
Total floor area	73 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 current energy rating is D. 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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		