

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



- Delightful Detached Mid-Victorian Cottage
- Inner Hall/Study Area
- Dining Room, Fitted Kitchen
- Bathroom and 3 Bedrooms
- Gas-fired Central Heating to radiators
- No Onward Chain
- Charming Sitting Room with fireplace
- Side Hall/Utility
- Detached Garage & Sizeable Enclosed Rear Garden
- Upvc Double Glazing



47 Chapel Street, Warminster, Wiltshire, BA12 8BZ

£265,000



This delightful Detached Mid-Victorian Cottage is located in a peaceful backwater on the Southern outskirts of the Town. Entrance Hall, Inner Hall/Study Area, Charming Sitting Room with fireplace, Dining Room, Fitted Kitchen, Side Hall/Utility, First Floor Landing, Bathroom and 3 Bedrooms, Detached Garage & Sizeable Enclosed Rear Garden, Gas-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is an attractive detached double-fronted mid-Victorian cottage, which has pretty stone and brick elevations under a tiled roof and provides comfortable, extended living accommodation which benefits from Gas-fired central heating to radiators together with double glazed sash windows to replicate the originals. The cottage has the added bonus of a sizeable Rear Garden and a Garage - a rarity in this area of the town where parking is at a premium. Immediately available with no associated sale chain this would be great choice for a young family hence we strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

The property is located in a peaceful backwater on the Southern outskirts of Warminster, one of the oldest parts of the town - often referred to locally as The Common, where the majority of properties are Victorian cottages. Just minutes away is unspoilt open country yet within comfortable walking distance is Sambourne Primary School - rated Good by Ofsted in November 2022, whilst a small parade of neighbourhood shops including a Tesco Express is also nearby. The bustling town centre just under a mile and has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders whilst other amenities include a theatre and library, clinics and hospital, 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. The town is served by regular 'buses and a good local road network whilst the other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. 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

Entrance Lobby with Upvc front door and glazed inner door into opening into:

Side Hall running the depth of the cottage, having cupboard housing electrical fusegear, radiator, wall light points, cloaks hanging space and heating controls.

Inner Hall/Study Area having woodblock flooring, radiator, telephone point, cupboard housing Gas meter, staircase to First Floor and opening leading into:

Charming Sitting Room 12' 1" x 11' 5" (3.68m x 3.48m) having attractive Victorian cast-iron open fireplace with decorative wooden surround creating a focal point, flanked either side by a built-in glazed dresser with cupboard space below, polished woodblock flooring, exposed ceiling beam, wall light points, T.V. aerial point and radiator.

Fitted Kitchen 11' 5" x 8' 5" (3.48m x 2.56m) having postformed worksurfaces, inset stainless steel sink, ample drawer and cupboard space, breakfast surface, complementary tiling and matching overhead cupboards, built-in Electric Oven, inset Gas Hob with Extractor Hood above, space for a fridge/freezer, radiator and spotlighting.

Side Hall/Utility Room having stainless steel sink, plumbing for washing machine, Worcester Gas-fired combi-boiler supplying central heating and domestic hot water, and double-glazed door to Garden.

Dining Room 12' 3" x 7' 0" (3.73m x 2.13m) having radiator, tiled flooring, telephone point and sliding patio door to Rear Garden.

- First Floor** Landing having shelved cupboard.
- Bedroom One** 12' 1" x 9' 9" (3.68m x 2.97m) enjoying dual aspects, with radiator, wardrobe cupboard and loft access.
- Bedroom Two** 8' 11" x 7' 1" (2.72m x 2.16m) having radiator and built-in cupboard.
- Bedroom Three** 8' 6" x 6' 8" (2.59m x 2.03m) having radiator.
- Bathroom** having White suite comprising roll-top bath with Triton shower above, corner pedestal hand basin, complementary tiling, low level W.C. and radiator.

OUTSIDE

Detached Garage 20' 3" x 8' 5" (6.17m x 2.56m) approached via a drive to the side of the property off Chapel Street, shared with neighbouring properties, having up & over door and power & light connected.

The Sizeable Rear Garden includes a paved terrace and a good-sized area of lawn nicely enclosed by fencing and hedging. Attached to the cottage is a useful Garden Store Shed.

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/9190-2300-8100-2120-1265>



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.

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)

47 CHAPEL STREET WARMINSTER BA12 8BZ	Energy rating D	Valid until: 19 October 2030 Certificate number: 9190-2300-8100-2120-1265
--------------------------------------------	---------------------------	------------------------------------------------------------------------------------------------

Property type	Detached house
Total floor area	82 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.](#)

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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		