

DAVIS & LATCHAM ESTATE AGENTS

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- Recently remodelled Detached Bungalow
- Bathroom & Separate W.C.
- 2 Double Bedrooms - 1 with En-Suite Shower Room
- Garage & Driveway Parking
- Newly Installed Gas-fired Central Heating
- Pristine accommodation
- Well Equipped Kitchen, Large Dining/Conservatory
- Sunny South-facing Sitting Room
- Attractive Well Stocked Private Garden
- Upvc Sealed Unit Double Glazing



30 Thornhill Road, Warminster, Wiltshire, BA12 8EF

£375,000



This recently remodelled Detached Bungalow provides pristine accommodation and enjoys a pleasant edge of Town setting close to both country walks and neighbourhood shops. Hall, 2 Double Bedrooms - 1 with En-Suite Shower Room, Bathroom & Separate W.C., Sunny South-facing Sitting Room, Well Equipped Kitchen, Large Dining/Conservatory, Garage & Driveway Parking, Most Attractive Well Stocked Private Garden, Newly Installed Gas-fired Central Heating & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a recently re-modelled detached bungalow which has attractive brick and colour-wash rendered elevations under a tiled roof and benefits from newly installed Gas-fired central heating to radiators together with sealed-unit double glazing. The owners have imaginatively reconfigured the layout of the accommodation with very little of the original remaining and in so doing this has resulted in a light and airy home, beautifully decorated in a contemporary style and ready for occupation without the need for any further expenditure. Amongst the improvements has been new plumbing, electrics and ceilings, laminate flooring throughout, a new En-Suite Shower Room off Bedroom One, a re-located and re-fitted Kitchen and a large double glazed Dining/Conservatory whilst the bungalow has the added bonus of a large private landscaped Garden. One not to be missed! This would be a great choice for someone seeking a light and airy home for retirement and really must be viewed to be fully appreciated hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Thornhill Road is a popular residential area close to open country and the woodland of the Longleat Estate - great for dog-walking, on the Western fringes of Warminster yet within minutes from a small parade of neighbourhood shops including a recently re-launched Tesco Express. The bustling town centre is 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 rail station. The town is well served by local buses whilst 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 Westbury, Trowbridge, Frome, Bath and Salisbury are all within a comfortable driving distance 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. Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having radiator, cupboard housing electrical fusegear, hatch to loft with integrated ladder and shelved airing cupboard with radiator also housing Gas-fired Ideal combi-boiler supplying domestic hot water and central heating to radiators.

Sunny South-facing Sitting Room 17' 6" x 11' 2" (5.33m x 3.40m) a delightful light and airy room with full width window overlooking the front Garden, having fireplace with polished wood surround and tiled hearth housing decorative living flame Electric fire, radiator and T.V. aerial point.

Bedroom One 11' 0" x 9' 5" (3.35m x 2.87m) having radiator, T.V. aerial point, fitted wardrobe cupboards and door into En-Suite Shower Room.

En-Suite Shower Room having contemporary White suite comprising glazed shower enclosure with thermostatic shower controls, pedestal hand basin and low level W.C., towel radiator, recessed spotlighting and large built-in shelved cupboard.

Bedroom Two 13' 0" x 9' 3" (3.96m x 2.82m) a light and airy room overlooking the front Garden having range of fitted wardrobes T.V. aerial point and a vertical designer radiator.

Bathroom having White suite comprising panelled bath with Bristan shower controls and glazed splash screen, pedestal hand basin, complementary tiling, towel radiator, shaver/light fitting and recessed spotlighting.

Separate W.C. having White low level W.C., and radiator.

Well Appointed Kitchen 10' 11" x 9' 3" (3.32m x 2.82m) having range of contemporary White units including postformed worksurfaces and inset White ceramic sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Oven and Grill, Ceramic Electric Hob with Filter Hood above, integrated Dishwasher, space for fridge/freezer, recessed spotlighting, radiator and door to Conservatory.

Large Double Glazed Conservatory 16' 7" x 10' 7" (5.05m x 3.22m) overlooking the Rear Garden having radiator, wall light points, T.V. aerial point, ample space for a dining table & chairs and double french doors opening onto Garden Terrace.

OUTSIDE

Garage 15' 8" x 8' 1" (4.77m x 2.46m) approached via a double width driveway providing plenty of off-road parking space, having up & over door and power and light connected. To the rear of the Garage is a Utility Room extension having power & light connected, postformed worksurface, plumbing for a washing machine and space for a tumble dryer.

The Gardens The Front Garden is laid to a lawn with ornamental shrubs and well stocked borders whilst a handgate leads into the beautifully landscaped Rear Garden which includes a sizeable paved terrace and an area of lawn, a Greenhouse and Shed, a Summerhouse and a further Shed whilst there are borders well stocked with seasonal plants and shrubs. An area is set aside for the cultivation of vegetables together with raised soft fruit borders and 2 mature Apple trees. The Rear Garden is nicely surrounded by fencing which ensures a high level of privacy whilst a gate and rear passage provides a short cut to the shops.

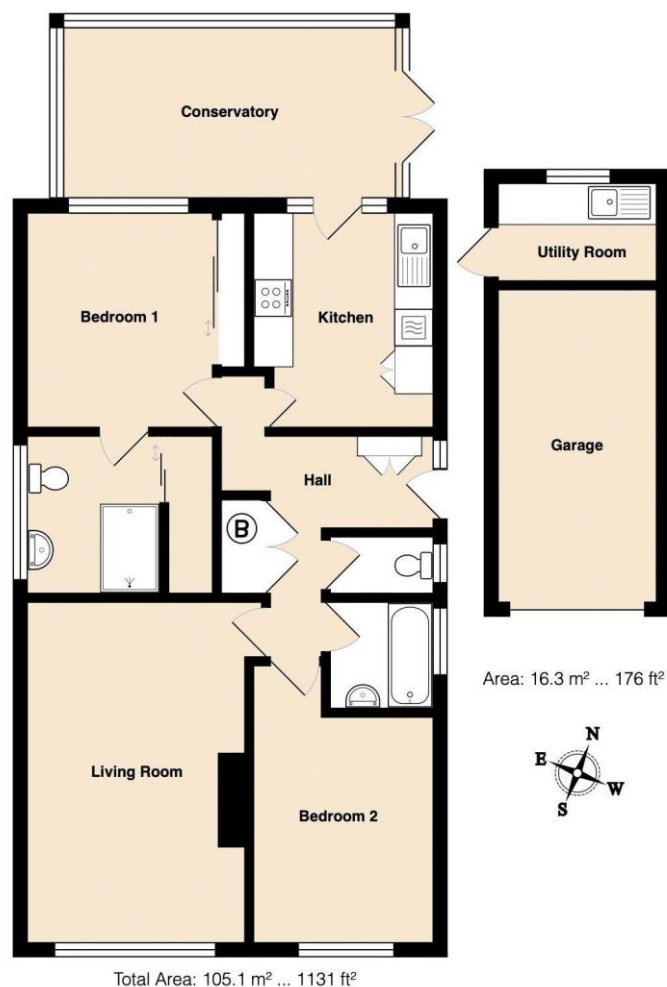
Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2100-3914-2140-9100-4205>





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)

30 Thornhill Road WARMINSTER BA12 8EF	Energy rating	Valid until:	3 April 2034
	D	Certificate number:	2100-3914-2140-9100-4205

Property type	Detached bungalow
Total floor area	72 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60