

# DAVIS & LATCHAM ESTATE AGENTS

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- Well presented family home
- Wylve Valley Village
- Spacious Shaker-style Kitchen/Diner
- Ample Off-Road Parking
- Upvc Sealed Unit Double Glazing
- Backing onto farmland
- Sitting Room
- 3 Bedrooms & Bathroom
- Easily Tended Gardens Overlooking Open Farmland
- Oil-fired Central Heating to radiators



**3 Springhead, Sutton Veny, Warminster, Wiltshire, BA12 7AG**

**£275,000**



This well presented family home backs onto farmland on the edge of this sought after Wylde Valley Village. Pleasant Sitting Room, Spacious Shaker-style Kitchen/Diner, First Floor Landing, 3 Bedrooms & Bathroom, Ample Off-Road Parking, Easily Tended Gardens Overlooking Open Farmland, Upvc Sealed Unit Double Glazing & Oil-fired Central Heating to radiators.

## Accommodation

**THE PROPERTY** is a well presented semi-detached ex-local authority house in a cul-de-sac of similar properties, which has brick elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with Oil-fired central heating to radiators. The accommodation boasts a spacious family friendly Shaker-style Kitchen/Diner, whilst the property backs on to open farmland across which there are far-reaching views. Properties like this will suit a family seeking a comfortable home and wishing to enjoy a rural lifestyle but since these are few and far between in villages like Sutton Veny the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Springhead is a residential cul-de-sac which immediately adjoins farmland on the extreme Eastern fringes of this small and welcoming community surrounded by lovely open Wiltshire countryside, officially classified as an Area of Outstanding Natural Beauty which keen cyclists and ramblers alike are sure to find highly appealing. Sutton Veny is a small village with many different styles of property whilst the village facilities including the highly regarded Sutton Veny C of E Primary School and the impressive Parish Church of St John The Evangelist built in 1866 in memory of Joseph Everett, with its adjacent ANZAC Commonwealth war graves. The bustling nearby town of Warminster, just over 2 miles distant, offers excellent shopping facilities, 3 supermarkets including a Waitrose store and a host of independent shops and eateries together with excellent schooling which includes Kingdown School and Warminster co-educational boarding and day Public School. Other amenities include a theatre and library, hospital and clinics 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 Westbury, Frome, Trowbridge, 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 access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

## ACCOMMODATION

**Pleasant Sitting Room** 17' 11" x 12' 4" (5.46m x 3.76m) having Upvc double-glazed front door, stairs to the First Floor, brick fireplace with wooden mantelpiece housing woodburner creating a focal point, T.V. aerial point, radiators and cupboard housing electrical fusegear.

**Family Friendly Kitchen/Diner** 17' 11" x 9' 11" (5.46m x 3.02m) having postformed worksurfaces, stainless steel sink, Shaker style units providing ample drawer and cupboard space, breakfast bar, complementary tiling and matching overhead cupboards, built-in Electric Oven and Ceramic Hob with Filter Hood above, plumbing for washing machine and dishwasher, radiator, space for table and chairs, vinyl flooring and Upvc door into Rear Garden.

**First Floor** Landing having access hatch with ladder to part-boarded loft.

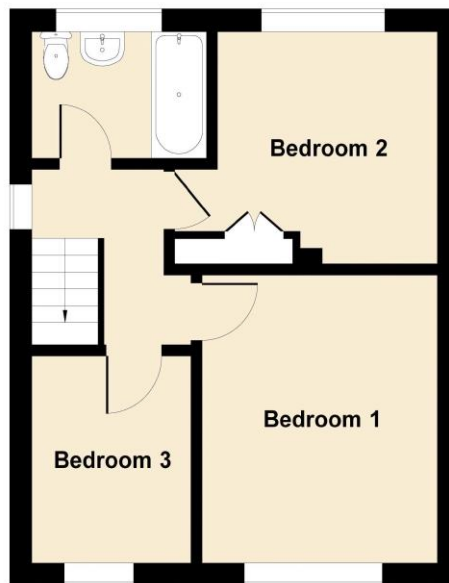
**Bedroom One** 12' 5" x 10' 5" (3.78m x 3.17m) having radiator, T.V. aerial point and telephone point.

**Bedroom Two** 10' 1" x 9' 9" (3.07m x 2.97m) enjoying lovely views over adjoining farmland, radiator and cupboard housing hot water cylinder with immersion heater fitted.

- Bedroom Three** 9' 4" x 7' 3" (2.84m x 2.21m) with radiator.
- Bathroom** having White suite comprising panelled bath with Triton shower above, pedestal hand basin, low level W.C., complementary ceramic tiling, laminate flooring and radiator.
- OUTSIDE**
- Ample Off Road Parking** is available at the front of the house with parking space for 2 cars.
- The Garden** is to the rear of the house approached via a handgate and includes a paved terrace with an outside tap, an area of lawn and a Boiler Room housing Worcester Danesmoor 12/14 Oil-fired boiler supplying central heating to radiators with power & light connected. The property adjoins farmland and enjoys far-reaching views and the whole is enclosed by fencing ensuring a good level of privacy.
- Services** We understand Main Water and Electricity are connected to the property whilst Drainage is to a Communal sewage system operated by Selwood Housing to whom a standing charge is payable. We are advised this is currently £67.00 per calendar month.
- Tenure** Freehold with vacant possession.
- Rating Band** "C"
- EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/9218-5032-7244-5878-5920>

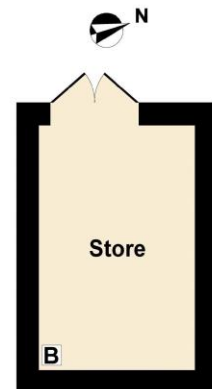


Ground Floor



First Floor

Approximate Gross Internal Area  
 House = 76 sq m (822 sq ft)  
 Outbuilding = 7 sq m (73 sq ft)  
 Total = 83 sq m (895 sq ft)



Outbuilding

FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



## VIEWING

By prior appointment through  
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## 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 consent.

**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)

3, Springhead Sutton Veny WARMINSTER BA12 7AG	Energy rating	Valid until:	19 April 2028
	<b>D</b>	Certificate number:	9218-5032-7244-5878-5920

Property type: Semi-detached house

Total floor area: 76 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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		