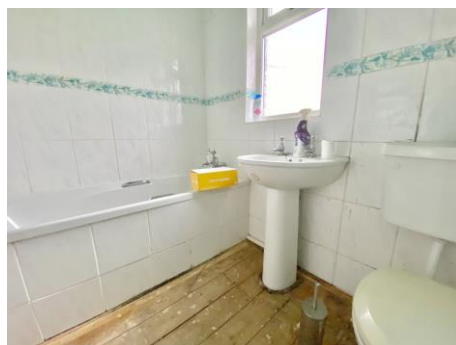


DAVIS & LATCHAM ESTATE AGENTS

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|--------------------------------------|---|
| Mature Terraced House | • Ideal for a Cash Buyer seeking a project |
| In need of extensive updating | • Edge of Town location not far from Schooling |
| Dual Aspect Sitting Room | • Spacious Kitchen |
| 2 Double Bedrooms | • Bathroom |
| Off-Road Parking | • Good-sized Mature Rear Garden |



15 The Dene, Warminster, Wiltshire, BA12 9EW

£180,000



Ideal for a Cash Buyer seeking a project this mature Terraced House in need of extensive updating enjoys an edge of Town location not far from Schooling. Entrance Porch, Dual Aspect Sitting Room, Spacious Kitchen, First Floor Landing, 2 Double Bedrooms & Bathroom, Off-Road Parking & Good-sized Mature Rear Garden.

Accommodation

THE PROPERTY is a mid-terraced house originally built for the Local Authority in the 1950's which has brick elevations under a tiled roof and benefits from sealed unit double glazing. The property has lacked maintenance during recent times and is now in need of extensive updating, new electrics and heating etc. hence this is a property more likely to appeal to a buyer with cash who is not fazed by taking on a project. The agents therefore strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

The Dene is a residential area on the Eastern outskirts of the town located virtually on the doorstep of St Georges RC Primary School and within easy level walking distance from Kingdown School. Closeby is a stop on the route of a regular bus service to the bustling town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, eateries and cafes. 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. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury, all within comfortable driving distance, as are the various Salisbury Plain military establishments. The A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Porch ideal for bikes and pushchairs, having double glazed front door and inner door into:

Entrance Hall having telephone point and staircase rising to First Floor.

Dual Aspect Sitting Room 15' 9" x 9' 11" (4.80m x 3.02m) having tiled open fireplace creating a focal point and T.V. aerial point.

Kitchen/Diner 16' 4" x 10' 2" (4.97m x 3.10m) having range of worksurfaces, stainless steel sink, drawer & cupboard space, overhead cupboards, point for Electric cooker, plumbing for washing machine, understair cupboard, ample space for breakfast table & chairs, useful pantry and door to Garden.

First Floor Landing having access hatch to mainly boarded loft.

Bedroom One 15' 11" x 10' 1" (4.85m x 3.07m) having hanging recess and linen cupboard housing hot water cylinder with immersion heater fitted.

Bedroom Two 10' 2" x 10' 1" (3.10m x 3.07m) having hanging recess.

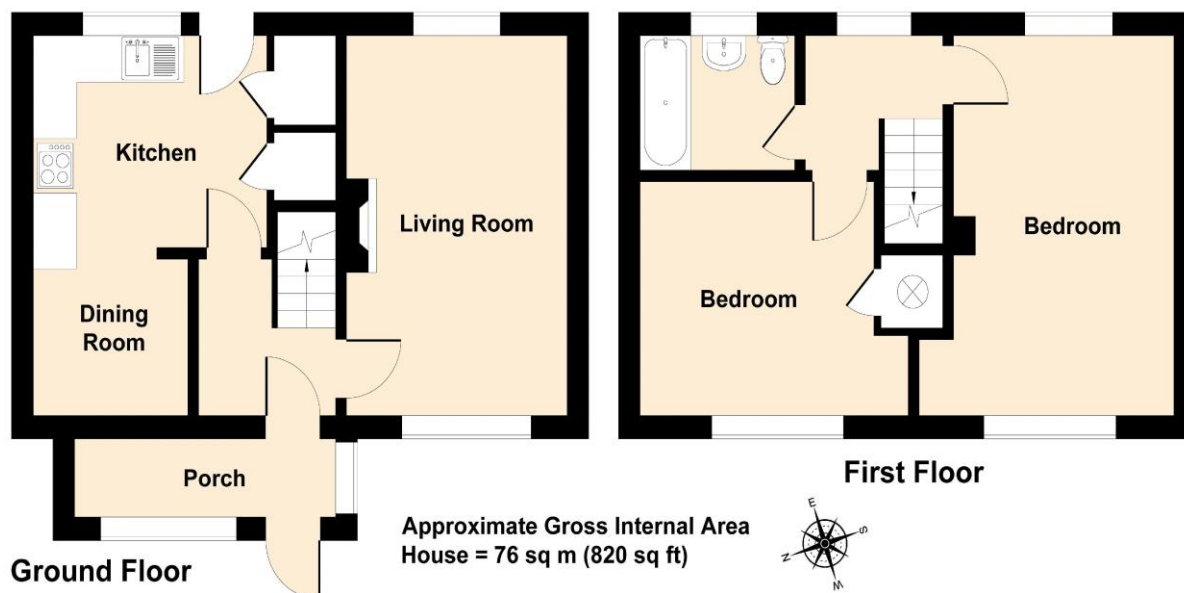
Bathroom having White suite comprising panelled bath, pedestal hand basin, low level W.C. and complementary tiling.

OUTSIDE

Off Road Parking approached via ornamental gates to the front of the property.

The Garden The Rear Garden is good-sized but has lacked maintenance and is somewhat overgrown but includes a paved terrace, a variety of ornamental shrubs and a pond whilst beyond is a further area which includes two further ponds and a number of fruit trees and offers scope to be returned to its former glory.

Services	We understand Mains Water, Drainage and Electricity are connected to the property
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/9096-1212-2505-0311-1600



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING	By prior appointment through DAVIS & LATCHAM 43 Market Place Warminster Wiltshire BA12 9AZ Telephone Warminster 01985 846985 Website - www.davislatcham.co.uk Email - homes@davislatcham.co.uk
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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 permission.
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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)

15 The Dene WARMINSTER BA12 9EW	Energy rating G	Valid until: 8 November 2035
		Certificate number: 9096-1212-2505-0311-1600

Property type: Mid-terrace house

Total floor area: 71 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

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