

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



- | | |
|--|---|
| Comfortable Detached Chalet Style House | • Peaceful end of Cul-de-Sac setting |
| Cloakroom | • Sitting Room, Dining Room |
| Conservatory & Kitchen | • 3 Bedrooms & Bathroom |
| Garage & Driveway Parking | • Private Easily Managed Gardens |
| Gas-fired Central Heating to radiators | • Upvc Sealed Unit Double Glazing |



Holly House, 11 Robin Close, Warminster, Wiltshire, BA12 9DE

£375,000



This comfortable Detached Chalet Style House enjoys a peaceful end of Cul-de-Sac setting within walking distance of Schooling, the Town Centre shops and Railway Station. Entrance Hall, Cloakroom, Pleasant Sitting Room, Dining Room, Conservatory & Kitchen, First Floor Landing, 3 Bedrooms & Bathroom, Garage & Driveway Parking, Private Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a well-planned detached chalet-style house which has attractive brick elevations with decorative cladding under a tiled roof and benefits from Gas-fired Central Heating to radiators together with Upvc sealed unit double glazing. Although there is scope for a certain amount of updating the property would ideally suit someone wishing to live in a peaceful non-estate setting, equally suited for family occupation or retirement. Homes are seldom available for sale in Robin Close hence the agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Robin Close is a small, peaceful residential cul-de-sac conveniently located virtually on the doorstep of New Close Primary School and within easy level walking distance from Kingdown Community School. The bustling town centre has 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 with courtesy light and double glazed front door opening into:

Entrance Hall having polished wood block flooring, radiator, telephone point and staircase rising to First Floor.

Cloakroom having White suite comprising low level W.C., vanity hand basin and radiator.
From the Hall glazed double doors lead into the Sitting Room.

Pleasant Sitting Room 12' 5" x 12' 4" (3.78m x 3.76m) having natural stone fireplace housing Gas fire with polished mantle flanked by shelving creating a focal point, T.V. aerial point, radiator and wide archway leading into Dining Room.

Dining Room 9' 11" x 9' 0" (3.02m x 2.74m) having radiator, space for dining table & chairs, serving hatch to Kitchen and glazed double doors opening into Conservatory.

Double Glazed Conservatory 9' 6" x 9' 3" (2.89m x 2.82m) having wall light point and French door to Garden Terrace.

Kitchen 11' 11" x 11' 6" (3.63m x 3.50m) "L-shaped" having range of postformed worksurfaces, 1½ bowl sink, ample drawer & cupboard space, complementary tiling, overhead cupboards, point for Gas/Electric cooker, plumbing for washing machine, telephone point, radiator, Baxi Gas-fired boiler supplying central heating and domestic hot water, space for small breakfast table & chairs, useful understair pantry, space for fridge/freezer and door into Utility Room.

Utility Room useful for damp coats/wet wellies etc, with personal rear door to Garage and door to Garden.

First Floor	Landing having built-in linen cupboard housing hot water cylinder with immersion heated fitted and access hatch to mainly boarded loft.
Bedroom One	12' 6" x 12' 4" (3.81m x 3.76m) having radiator, fitted furniture including dressing surface and wardrobes.
Bedroom Two	12' 5" x 9' 1" (3.78m x 2.77m) having radiator.
Bedroom Three	9' 6" x 6' 1" (2.89m x 1.85m) plus door recess having radiator.
Bathroom	having Cream coloured suite comprising panelled bath with thermostatic shower controls, pedestal hand basin, low level W.C., complementary tiling and radiator.

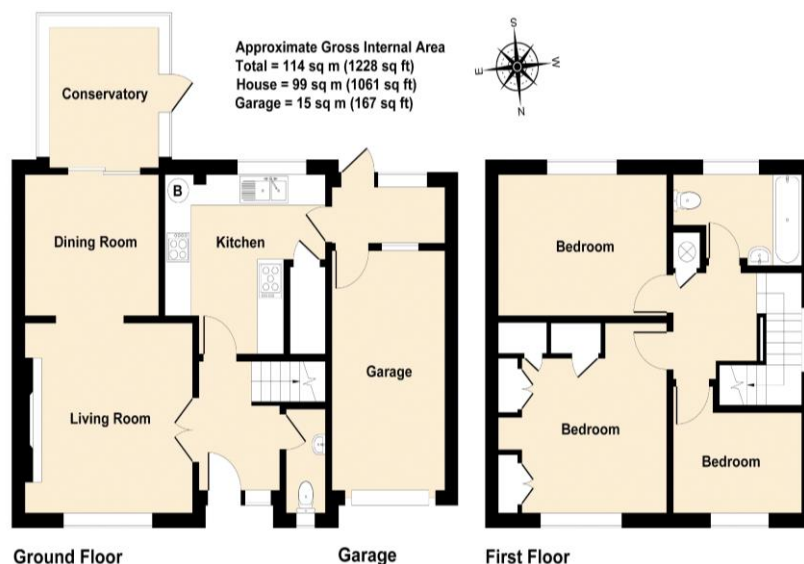
OUTSIDE

Attached Garage	15' 7" x 8' 4" (4.75m x 2.54m) approached via a brick paviour driveway providing off-road parking, having up and over door and power & light connected.
The Gardens	To the front is a lawn with well stocked borders whilst a gated path leads into the South-facing Rear Garden which includes a paved terrace, an Outside Tap, an area of lawn and ornamental shrubs whilst to one side is a Workshop and in one corner is a Shed and the whole is nicely sheltered by a high wall ensuring a high level of privacy.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected to the Property.

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2100-6719-1150-3191-3205>



FLOORPLAN FOR IDENTIFICATION PUROSES 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

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)

11 Robin Close WARMINSTER BA12 9DE	Energy rating D	Valid until: 8 November 2035
		Certificate number: 2100-6719-1150-3191-3205

Property type	Detached house
Total floor area	92 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 C.

[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		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		