

DAVIS & LATCHAM ESTATE AGENTS

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| <p>Modern First Floor Flat</p> <p>Within walking distance of Town Centre</p> <p>Pleasant Sitting Room & Kitchen with Breakfast Area</p> <p>Reserved Parking Space</p> <p>Gas-fired Central Heating</p> | <ul style="list-style-type: none"> • Ideal 1st purchase or Buy-to-Let Investment • Communal Entrance, Private Inner Hall • 2 Bedrooms & Bathroom • Communal Gardens • Upvc Sealed-unit Double Glazing |
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18 Imberwood Close, Warminster, Wiltshire, BA12 9DZ

£129,950



This Spacious First Floor Flat is located within level walking distance to the station, shops and all Town Centre facilities available with no onward sale chain. Communal Entrance, Individual Hall, 2 Bedrooms & Bathroom, Pleasant Sitting Room & Dual Aspect Kitchen with Breakfast Area, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing, Allocated Parking Space.

Accommodation

THE PROPERTY is a light and airy First Floor Flat located in 1 of the 4 blocks which make up Imberwood Close which were built in the late 1990's and have reconstructed stone elevations under a tiled roof. The spacious living accommodation benefits from Gas-fired central heating to radiators via combi boiler replaced in 2025 together with Upvc sealed-unit double glazing and has the added bonus of a good-sized Sitting Room and a Kitchen with Breakfast Area. Although in need of some updating this would be a great choice for a professional couple or as a buy-to-let investment hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION located just a leisurely stroll from the bustling town centre with 3 supermarkets - including nearby Waitrose and Lidl stores, which are practically on the doorstep, together with a host of independent shops, cafes and eateries. Warminster has a wide range of amenities including a theatre & library, hospital & clinics, a beautiful town park and railway station whilst the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, 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 car.

ACCOMMODATION

Communal Entrance Hall having staircase to the First and Second floors.

Individual Hall having private front door, cloaks cupboard housing electric consumer unit and further built-in cupboard.

Pleasant Sitting Room 14' 10" x 12' 7" (4.52m x 3.83m) having feature bay window, radiator, T.V aerial point, telephone point and laminate flooring.

Dual Aspect Kitchen/Breakfast Room 14' 8" x 8' 8" (4.47m x 2.64m) having postformed worksurfaces and inset stainless steel sink, range of units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, recess for electric cooker, wall-mounted Ideal Gas-fired combi-boiler replaced in 2025 which supplies domestic hot water and central heating to radiators, plumbing for washing machine, space for upright fridge/ freezer and Breakfast Area with radiator and space for breakfast table and chairs.

Bedroom One 13' 9" x 9' 7" (4.19m x 2.92m) having radiator.

Bedroom Two 11' 9" x 8' 8" (3.58m x 2.64m) having feature bay window, radiator and dado rail.

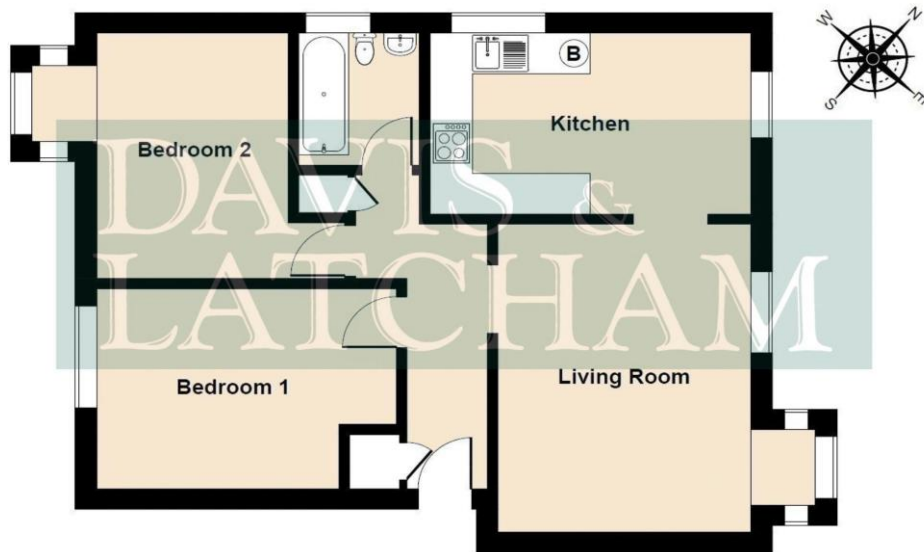
Fully-tiled Bathroom having White suite comprising panelled bath with mixer tap/hand shower and glazed splash screen, pedestal hand basin, low level W.C, extractor fan and heated towel rail.

Allocated Parking Imberwood Close is approached off Woodcock Road and Number 18 has an allocated parking space at the front of the building.

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

Tenure	Leasehold with vacant possession - the property is held on a 125 year lease which commenced on 1 February 1991 and is subject to an annually reviewable service charge. The current amount payable is £1445.33 per annum for the period 1st February 2026 – 31st Jan 2027 covering the maintenance of communal areas and gardens, external decoration and Buildings Insurance.
Ground Rent	£75.00 per annum (subject to an increase of £25.00 every 25 years of the lease).
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2371-0290-2397-0361

Approximate Gross Internal Area
Main House = 65 sq m (704 sq ft)



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
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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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Energy performance certificate (EPC)

18 Imberwood Close WARMINSTER BA12 9DZ	Energy rating C	Valid until: 18 January 2033
		Certificate number: 0300-2371-0290-2397-0361

Property type	Mid-floor flat
Total floor area	63 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 C. 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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	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