

DAVIS & LATCHAM ESTATE AGENTS

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- A quirky Victorian Cottage conversion
- Open-Plan Living Room with Kitchen Area
- Reserved Parking Space
- Gas-fired Central Heating to radiators
- Conveniently close to both Town and Country
- Bathroom & 2 Bedrooms
- 2 Small Areas of Courtyard Garden
- Upvc Sealed Unit Double Glazing



51 Copheap Lane, Warminster, Wiltshire, BA12 0BH

£220,000



Conveniently close to both Town and Country this quirky Victorian Cottage conversion would be a great choice for first purchase or retirement. Spacious Open-Plan Living Room with Kitchen Area, First Floor Landing, Bathroom & 2 Bedrooms, Reserved Parking Space & 2 Small Areas of Courtyard Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY was originally a wing of Downside House a substantial Gothic Victorian house which was sub-divided in the early 2000's and has colourwashed rendered and natural stone bay-windowed elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. The living accommodation features characteristically lofty rooms with exposed floorboards resulting in a successful blend of the old and new. The property would suit someone for whom proximity of both town and country are more a priority than outside space hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Occupying a prominent, slightly elevated setting at the junctions of Copheap Lane, Portway and Westbury Road, on the Northern fringes of Warminster, close to the local beauty spot Copheap whilst the nearby Downs and Golf Course offer many unspoilt rural walks and Warminster Station is conveniently just a few minutes on foot. 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 road 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

A double glazed front door leads into:

Spacious Open Plan Bay-windowed Sitting/Dining Room with Kitchen Area 21' 10" x 17' 8" into bay (6.65m x 5.38m) a lofty light and airy room comprising Sitting/Dining Area having 3 radiators, T.V. aerial point, telephone/broadband terminal, exposed floorboards, recessed spotlighting, staircase to First Floor. Kitchen Area having postformed worksurfaces, inset stainless steel sink, ample drawer and cupboard space, complimentary tiling and matching overhead cupboards, inset Gas Hob with Filter Hood above, built-in Electric oven, plumbing for washing machine, recessed lighting, Gas-fired Baxi combi-boiler supplying domestic hot water and central heating to radiators, understairs storage space and double glazed door to gravelled Courtyard Garden.

First Floor Landing having radiator.

Bedroom One 10' 10" x 8' 11" (3.30m x 2.72m) plus door recess having radiator, spotlighting and wall light points.

Bedroom Two 10' 9" x 10' 8" (3.27m x 3.25m) x 10' 9" x 6' 10" (3.27m x 2.08m) having radiator, broadband terminal, spotlighting and access hatch to loft space.

Bathroom having White suite comprising panelled bath with hand/shower tap, pedestal hand basin, low level W.C., complementary tiling, extractor fan and radiator.

OUTSIDE

Reserved Parking Space together with visitor's parking is approached via Beech Grove whilst the property is approached via a pathway shared with neighbouring properties.

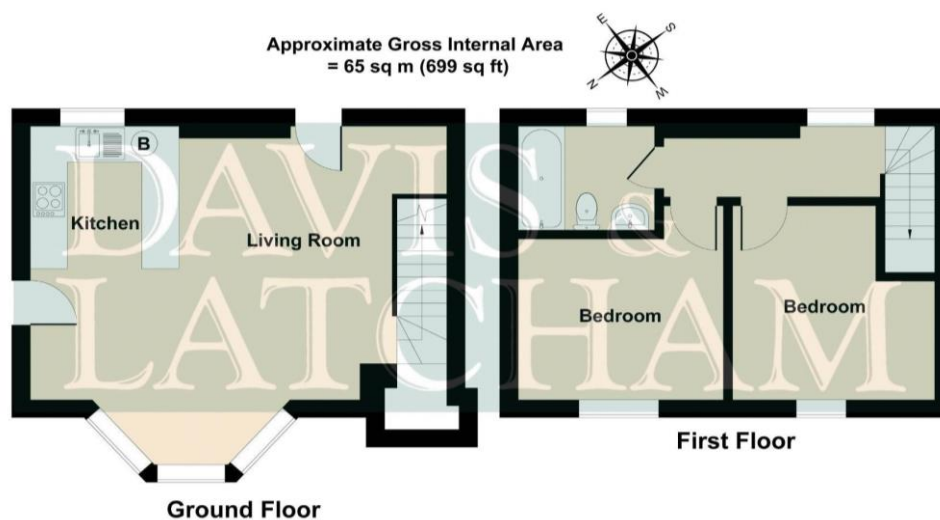
Adjacent to the front door is a gravelled courtyard area with a large Shed and a handgate leading into Copheap Lane. There is a further gravelled courtyard to the rear of the property offering scope for the seasonal display of tubs and planters etc.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0118-3052-8203-2065-5204>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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Energy performance certificate (EPC)

51 Copheap Lane WARMINSTER BA12 0BH	Energy rating C	Valid until: 13 July 2035
		Certificate number: 0118-3052-8203-2065-5204

Property type	Semi-detached house
Total floor area	57 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.](#)

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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		