

DAVIS & LATCHAM ESTATE AGENTS

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- West-facing first floor Retirement Apartment** • **Light & airy, overlooking the gardens**
Town Centre development • **Sunny West-facing Sitting Room**
Kitchen with window • **Double Bedroom & Fully-tiled Shower Room**
Sealed-unit Double Glazing • **Electric Economy 7 Night Store Heating**
On-Site House Manager, Spacious Resident's Lounge • **Laundry Room & Lift to all floors**



**25 Homeminster House, Station Road, Warminster,
 Wiltshire, BA12 9BP
 £59,000**



A light & airy West-facing first floor Retirement Apartment which occupies a prime location overlooking the gardens of this popular Town Centre development. Communal Entrance Hall with Lift to all floors, Individual Entrance Hall, Double Bedroom & Fully-tiled Shower Room, Sunny West-facing Sitting Room overlooking Gardens, Kitchen with window, Sealed-unit Double Glazing & Electric Economy 7 Night Store Heating, On-Site House Manager, Spacious Resident's Lounge, Laundry Room & Lift to all floors.

Accommodation

THE PROPERTY is a light & airy retirement apartment conveniently located on the Western flank of the First Floor of Homeminster House, overlooking the attractive gardens and Avenue Primary School adjacent to this purpose-built development with well-lit communal hallways and all floors are served by a lift and stairways. All properties benefit from Double Glazing and Economy 7 Night Store Heating, all power points are at a comfortable height, whilst state-of-the-art safety & security systems are linked to a House Manager who is responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours Appello care and emergency response line service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Available with no associated sale chain, this is an opportunity to acquire a sunny apartment, one of the very few with a window in the Kitchenette, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Homeminster House is conveniently located just off Station Road close to the bustling town centre with its excellent shopping facilities practically on the doorstep with 3 supermarkets - including nearby Lidl and Waitrose stores together with a host of independent shops, cafes and eateries together with a wide range of other amenities which include a theatre and library, hospital and clinics, and nearby railway station. Rail users enjoy a regular rail service to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales whilst the good local roads network ensures easy access to other major centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance. The area is also well served by regular buses whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Sheltered Entrance Porch Area with entryphone access system linked to the apartment and Spacious Communal Entrance Lobby giving access to the Manager's Office, Extensive Residents' Lounge Area, Laundry and Lift to all floors.

Communal First Floor Hall having individual front door leading into the apartment.

Private Inner Hall having entryphone/intercom, smoke alarm, cupboard housing Ariston water heater supplying domestic hot water and recently upgraded electrical fusegear.

Sunny West-facing Sitting Room 15' 5" x 10' 6" (4.70m x 3.20m) a light & airy room which has a large picture window allowing the afternoon and evening sun to flood in, and overlooking the well-tended Gardens and the nearby Avenue Primary School, Dimplex Quantum digital electric heater, T.V. aerial point, telephone point, wall light points and archway leading into Kitchenette.

Fully-tiled Kitchenette 7' 3" x 5' 4" (2.21m x 1.62m) one of very few which have a window ensuring natural light and ventilation, with postformed worksurfaces and inset stainless steel sink, range of contemporary units providing drawer & cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Oven and Grill, ceramic Electric Hob with Filter Hood above and recess for fridge/freezer.

- Bedroom** 11' 11" x 8' 10" (3.63m x 2.69m) with Dimplex Quantum digital electric heater, T.V. aerial point, wall light point and built-in wardrobe cupboard with bi-fold doors.
- Fully-tiled Shower Room** having White suite comprising shower enclosure with Bristan shower controls, and glazed splash screen, integrated vanity hand basin with cupboard under and low level W.C. with concealed cistern, walls fully-tiled in complementary ceramics, fan heater and extractor fan.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bays for Electric Mobility Scooters.

The approach to the building includes attractively landscaped borders stocked with ornamental shrubs and groundcover plants, flanking Visitors' Parking Spaces whilst the flat overlooks the attractive well-tended Gardens on the Western flank of Homeminster House.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

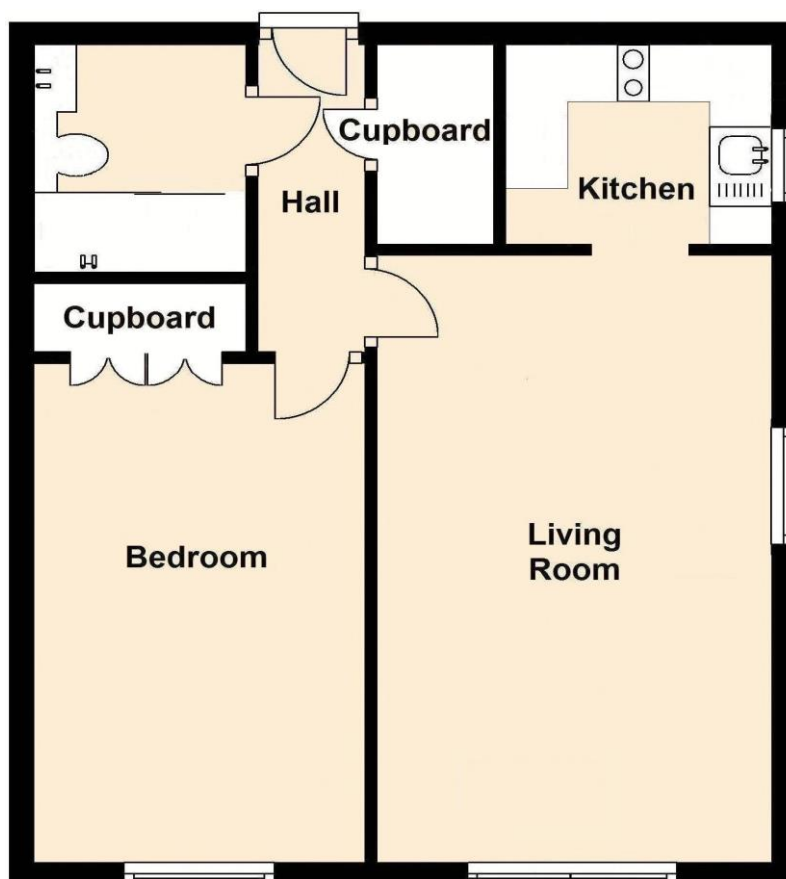
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced 1 September 1985 and is subject to an annually reviewable all-in maintenance charge, payable in two six-monthly instalments currently of £1455.84 for the half year period 1 March 2026 - 31 August 2026. This covers provision of the House Manager, metered water supply, maintenance of communal areas and also includes Buildings Insurance.

Ground Rent Currently £227.59 for the half year period commencing 1 March 2026.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2652-2080-2699-8271>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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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)

Flat 25 Home Minster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 11 August 2031 <hr/> Certificate number: 0300-2652-2080-2699-8271
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Property type	Top-floor flat
Total floor area	38 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60