

# DAVIS & LATCHAM ESTATE AGENTS

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- A spacious park home
- No Onward Chain
- Fitted Kitchen
- Off Road Parking
- Gas-fired Central Heating to radiators
- Popular Residential Development for the over 50's
- Triple Aspect Sitting Room, Dining Area
- 2 Bedrooms and Shower Room
- Easily Managed Gardens
- Upvc Sealed Unit Double Glazing



**15 Whitfield Close, Warminster, Wiltshire, BA12 9HX**

**£125,000**



A spacious park home available with No Onward Chain on this popular Residential Development for the over 50's. Entrance Hall, Triple Aspect Sitting Room, Dining Area, Fitted Kitchen, 2 Bedrooms and Shower Room, Off Road Parking & Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** provides an opportunity to purchase a spacious Park Home which benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing and has a generously sized triple aspect Sitting Room leading into a Dining area. This is a property which would suit someone on a limited budget in retirement or semi-retirement seeking an easily run home in a pleasant and well managed residential park home setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Whitfield Close is a popular Residential Park Home development, exclusively for the over 50's, which is conveniently located off Woodcock Road, close to a bus stop and within comfortable level walking distance from the town centre. Warminster has its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. Other amenities include a theatre and library, hospital and clinics, a beautiful town park and a 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, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Southampton and Bournemouth airports are each just over an hour by car.

## ACCOMMODATION

Steps up to:

**Entrance Hall** having Upvc double glazed front door, shelved cupboard, loft access and radiator.

**Triple Aspect Sitting Room** 19' 6" x 10' 2" (5.94m x 3.10m) a delightful room with bay windows, coal effect electric fire with wooden surround creating a focal point, French doors to the rear garden, T.V. aerial point, telephone point, 2 radiators, open plan leading into Dining Area.

**Dining Area** 9' 11" x 6' 9" (3.02m x 2.06m) with radiator and space for table and chairs.

**Fitted Kitchen** 10' 4" x 9' 4" (3.15m x 2.84m) having postformed worksurfaces, colour-keyed 1½ bowl sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Electric Oven and Hob with Filter Hood above, wall mounted ATAG Gas-fired combi boiler supplying domestic hot water and central heating to radiators, plumbing for washing machine, recess for fridge, radiator, laminate flooring and Upvc double glazed door to Rear Garden.

**Bedroom One** 12' 9" max x 9' 7" max (3.88m x 2.92m) with built in cupboards and further overhead storage, chest of drawers and dressing surface, telephone point, T.V. aerial point and radiator.

**Bedroom Two** 7' 8" x 7' 6" (2.34m x 2.28m) to wardrobes with chest of drawers and radiator.

**Shower Room** having White suite comprising corner shower enclosure with Mira controls and aqua panelling boarding, vanity basin with mixer tap and tiled splashback, low level W.C., extractor fan, heated towel rail and vinyl flooring.

## OUTSIDE

### Parking

There is Off-Road Parking in front of the property.

### The Gardens

To one side of the property are well stocked borders whilst to the rear are areas laid to shingle, shrubbery and a paved terrace enjoying a Southerly aspect and an outside tap. In one corner is a store and the whole is nicely enclosed by fencing and decorative trelliswork.

### Services

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

### Tenure

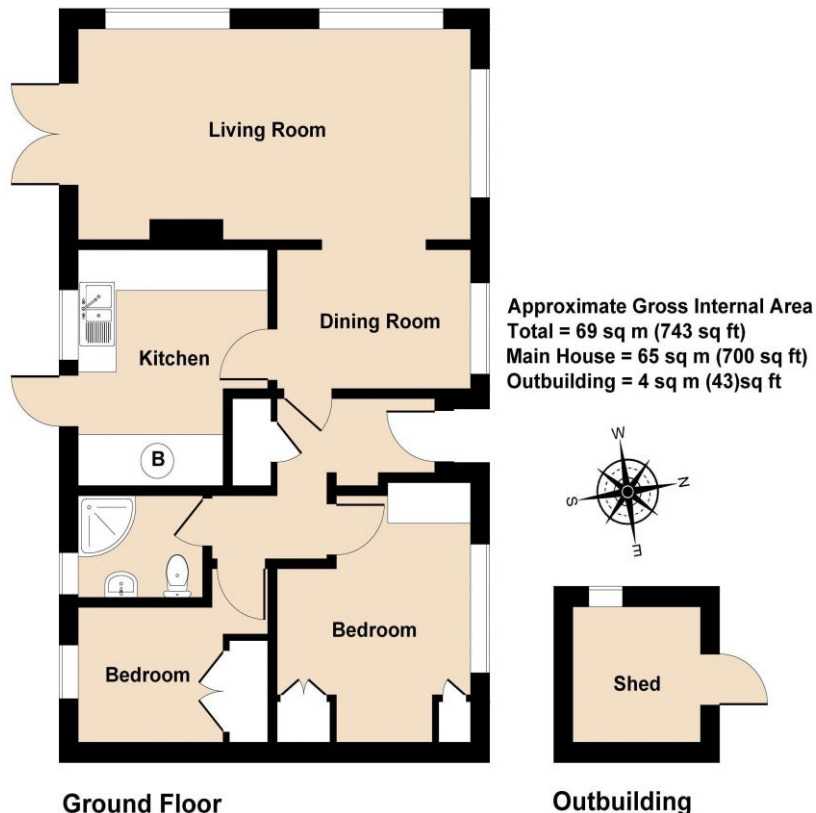
The property will be assigned in accordance with the terms of a Written Statement under the Mobile Homes Act 1983, a copy of which is available at the Agent's office and is subject to a pitch fee of approximately £183.80 payable on the 1st of each month.

### Note:

Under the terms of the Mobile Homes (Commissions) Order 1983 (S.I. 1983/748) each time the property is sold and the agreement assigned the Vendor has to pay the site owner 10% of the selling price.

### Rating Band

"A"



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](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

## 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.