

# DAVIS & LATCHAM

## ESTATE AGENTS

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- Gothic Victorian House**
- Town Centre Location**
- Light & Airy Kitchen**
- Reserved Parking**
- Gas-fired Central Heating**
- Character Home**
- Charming Sitting/Dining Room**
- 2 Double Bedrooms & Bathroom**
- Private Courtyard-Style Garden**
- Upvc Sealed Unit Double Glazing**



**2 Downside House, Beech Grove , Warminster, Wiltshire, BA12 0DU**

**£245,000**



This Charming 3-storey Gothic Victorian property is ideal for someone seeking a Character Home within minutes on foot from Schooling and the Town Centre. Charming Sitting/Dining Room with woodburner, Light & Airy Kitchen, Bathroom & 2 Double Bedrooms Arranged over 2 Floors, Reserved Parking & Small Private Courtyard-Style Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a delightful 3-storey home which has attractive stone and brick elevations under a slate roof and forms the West wing of Downside House a Gothic Victorian property which was imaginatively sub-divided into 4 in circa 2000. The quirky yet tastefully decorated lofty accommodation is arranged over three levels and boasts a light and airy Kitchen together with Upvc double glazing and Gas-fired central heating to radiators. The property would ideally suit a professional couple working from home or someone in retirement for whom living space is more important than a Garden. This is a rare opportunity to acquire a highly individual home hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Close to The Downs and Golf Course and many unspoilt walks on the Northern fringes of Warminster yet just minutes on foot from the bustling town centre with 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 centre park, schooling at the nearby Avenue Primary 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 including Frome, Westbury, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift road communications 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 road.

## ACCOMMODATION

**Light & Airy Kitchen** 11' 7" x 8' 7" (3.53m x 2.61m) a contemporary and functional Kitchen having extensive worksurfaces, inset sink and Deep Grey painted units providing ample drawer and cupboard space, complementary ceramic tiling, matching overhead cupboards, built-in Electric Oven and Gas hob with Filter Hood above, plumbing for dishwasher and washing machine, built-in Fridge & Freezer, cupboard concealing Worcester Gas-fired boiler supplying domestic hot water and central heating to radiators, vinyl flooring and double-glazed door into the Garden. The roof of the Kitchen has recently been replaced with an insulated roof.

From the Kitchen a Gothic-style stone archway leads into the Sitting Room.

**Pleasant Sitting/Dining Room** 15' 4" x 13' 1" (4.67m x 3.98m) featuring an attractive Minster-style stone fireplace housing a woodburner creating a focal point, radiator, T.V. aerial point, telephone point, wall light points, concealed in a cupboard is electrical fusegear, deep understair cupboard and ample space for a dining table and chairs.

**Inner Hall** having full height double glazed window and staircase rising to First Floor.

**First Floor** Landing with staircase to Second Floor.

**Bedroom One** 13' 7" x 8' 4" (4.14m x 2.54m) a lofty room with decorative cornicing, having radiator, bedside wall lights and fitted wardrobe cupboard.

**Bathroom** having White suite comprising panelled bath, shower enclosure with thermostatic shower controls, pedestal basin, low level W.C., complementary chequered wall tiling, extractor fan, towel radiator, recessed lighting and linen cupboard housing pressurised water tank.

From the First Floor Landing stairs lead to:

**Second Floor**

**Bedroom Two** 12' 3" x 8' 11" (3.73m x 2.72m) having wealth of exposed structural timberwork and brickwork, 2 deep recesses one with a dormer window - recently renewed, the other with a Velux roof window ensuring plenty of natural light and enjoying views towards the nearby downs, 2 useful eaves storage cupboards, radiator, telephone point and T.V. aerial point.

**OUTSIDE**

**Reserved Parking Space** adjacent to the entrance to the Garden, approached from a cul-de-sac in Beech Grove.

**The Courtyard-style Garden** is small and very private and includes a paved and gravelled terrace for the display of seasonally planted tubs and provides somewhere to sit on a sunny day and space for entertaining and barbecues. The whole is nicely enclosed high fencing ensuring privacy and would suit someone for whom inside space is more important than gardening.

**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/7828-7136-0002-0305-0706>



## VIEWING

By prior appointment through  
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43 Market Place  
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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)

2 Downside House Beech Grove WARMINSTER BA12 0DU	Energy rating	Valid until: 7 May 2036
	<b>D</b>	Certificate number: 7828-7136-0002-0305-0706

Property type	Semi-detached house
Total floor area	67 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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