

# DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985  
Principal: Melvin Davis FNAEA [www.davislatcham.co.uk](http://www.davislatcham.co.uk) e-mail:  
[homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)



- Well presented individual Detached Bungalow**
- On the Southern outskirts of the Town**
- Well Appointed Re-fitted Kitchen, Rear Porch**
- Detached Garage**
- Good-sized Enclosed Gardens**
- Peaceful elevated location**
- Lounge with woodburner**
- 2 Double Bedrooms & Shower Room**
- 2 Parking Spaces**
- Upvc Sealed Unit Double Glazing**



**20 King Lane, Warminster, Wiltshire, BA12 8DH**

**£310,000**



This well presented individual Detached Bungalow occupies a peaceful elevated location on the Southern outskirts of the Town. Porch, Entrance Hall, 2 Double Bedrooms & Shower Room, Pleasant Lounge with woodburner, Well Appointed Re-fitted Kitchen, Rear Porch, Detached Garage & 2 Parking Spaces, Good-sized Enclosed Gardens, Oil-fired Central Heating & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a well presented individual detached bungalow which has reconstructed stone elevations under a tiled roof and benefits from Upvc sealed unit double glazing together with Oil-fired central heating to radiators provided by an external Worcester combi-boiler. The bungalow has the added bonus of a spacious well-appointed contemporary Kitchen. This is an opportunity to acquire a light and airy home in a quiet backwater on the outskirts of the town hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** nicely tucked away in King Lane enjoying a peaceful elevated setting and pleasant views, in a little used backwater off South Street on the outskirts of the town close to small parade of neighbourhood shops including a Tesco Express, providing everyday needs. The centre of Warminster is just over a mile and has excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Amenities include a theatre and library, clinics and hospital, a beautiful town centre park and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto South Wales. The town is served by regular buses and a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

## ACCOMMODATION

<b>Entrance Porch</b>	currently a small Home Office with sliding double glazed outer doors and broadband terminal.
<b>Hall</b>	having radiator, access to roof space, heating thermostat and built-in linen cupboard.
<b>Bedroom One</b>	12' 7" x 11' 10" (3.83m x 3.60m) a delightful room enjoying views and having radiator.
<b>Bedroom Two</b>	9' 9" x 9' 6" (2.97m x 2.89m) having radiator and built-in wardrobe cupboard.
<b>Shower Room</b>	having contemporary White suite comprising glazed shower enclosure with thermostatic controls, vanity hand basin with cupboard under, low level W.C, complementary tiling and towel radiator.
<b>Pleasant Lounge</b>	16' 8" x 11' 10" (5.08m x 3.60m) x 16' 8" x 10' 8" (5.08m x 3.25m) a delightful West-facing room enjoying a pleasant view over the front Garden, inset woodburner creating a focal point, wall light points, radiator and T.V. aerial point.
<b>Spacious Recently Refitted Kitchen</b>	11' 10" x 11' 1" max (3.60m x 3.38m) having extensive worksurfaces, inset White sink, range of contemporary units providing ample drawer and cupboard space, complementary tiling with matching overhead cupboards, built-in Electric Oven and ceramic Electric Hob with Filter Hood above, integrated Dishwasher and Washing Machine, space for fridge/freezer, radiator and cloaks hanging space.



From the Kitchen a door leads into:

Rear Porch with space for damp coats and wet wellies.

## OUTSIDE

**Detached Garage** 19' 9" x 11' 4" (6.02m x 3.45m) Approached from lower down King Lane are 2 Parking Spaces and large Detached Garage 19'9" x 11'4" having remotely operated roller shutter door, power & light and water connected.

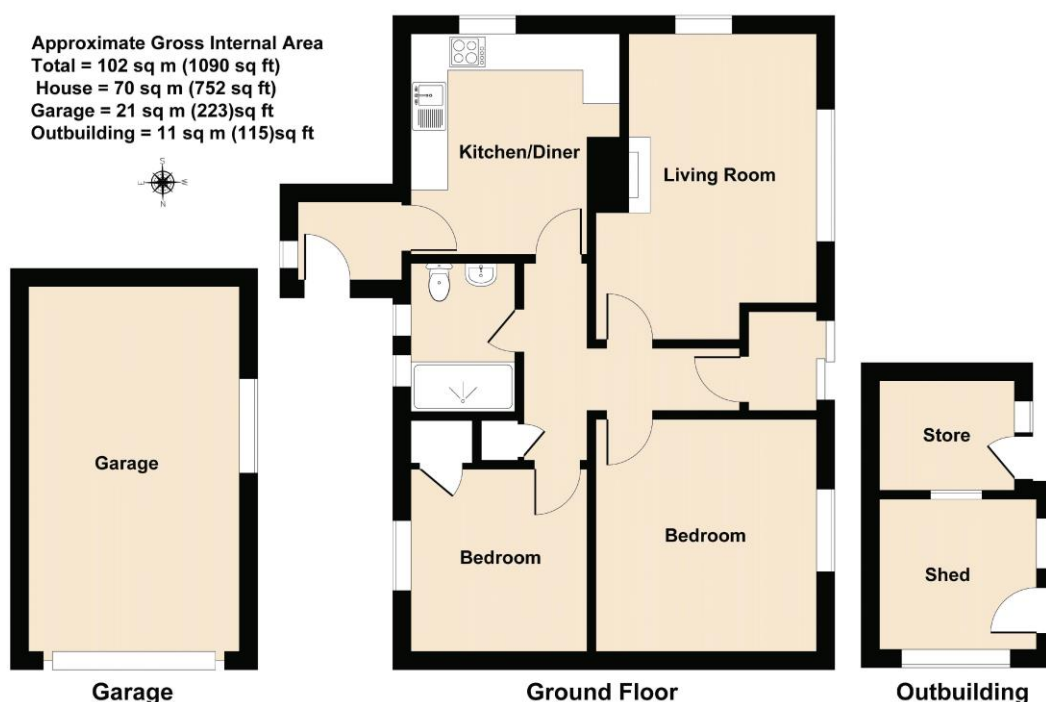
**The Gardens** The good-sized Gardens wrap around the bungalow enjoying pleasant views and include to the rear a sizeable paved terrace with a water feature, whilst to the front and side are areas of lawn and mature shrubs whilst a path leads down to a further sheltered area of Garden which might suit the cultivation of vegetables. To the side is a recently replaced Oil Tank and an external Worcester Oil-fired combi-boiler providing central heating and domestic hot water whilst in one corner is an Implement Store and a Potting Shed/Store. The property is nicely enclosed by close-boarded fencing.

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

**Tenure** Freehold with vacant possession.

**Rating Band** "D"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2582-5480-2124-7165>



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.

Energy performance certificate (EPC)

20 King Lane WARMINSTER BA12 8DH	Energy rating <b>D</b>	Valid until: <b>22 August 2034</b>
		Certificate number: <b>0380-2582-5480-2124-7165</b>

Property type	Detached bungalow
Total floor area	70 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 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