

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 e-mail:
homes@davislatcham.co.uk



- Well Presented Ground Floor Flat • Great First Purchase or Buy-to-Let Investment
- Open Plan Sitting Room & Kitchen • Double Bedroom & Fully Tiled Bathroom
- Parking • Easily Maintained Garden
- Electric Night Store Heating • Upvc Sealed-Unit Double Glazing



61 Sambourne Gardens, Warminster, Wiltshire, BA12 8LS

£125,000



This Well Presented purpose-built Ground Floor Flat occupies a Quiet Residential Location not far from the Town Centre ideal for First Purchase, Retirement or Buy-to-Let Investment. Communal Entrance Porch, Inner Hall, Pleasant Sitting Room open-plan into Kitchen, Double Bedroom & Fully Tiled Bathroom, Parking & Easily Maintained Garden, Electric Night Store Heating & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a purpose-built Ground Floor Flat in a block of 4 which has brick elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with cavity insulation and Economy 7 night store heating - although Gas is available outside nearby if an alternative is preferred, and the property has the added bonus of an easily maintained sunny West-facing Rear Garden providing somewhere to sit outside or hang washing. This is a rare opportunity to acquire a well presented Ground Floor Flat for first purchase, retirement or buy-to-let investment in a peaceful location close to all amenities, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Sambourne Gardens is a quiet residential area with a mix of houses, bungalows and a small number of flats, close to the centre of Warminster yet well away from traffic and busy roads. The bustling town centre is within easy walking distance providing good shopping facilities, 3 supermarkets - including a Waitrose store and a nearby Morrisons together with a variety of independent traders. Other amenities include a theatre & library, hospital & clinics, and a rail station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within comfortable driving distance - 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 Southampton, Bournemouth and Bristol airports are each just over an hour by road.

ACCOMMODATION

Communal Entrance Porch having a secure front door and dedicated store cupboard whilst an individual front door opens into:

Hall having telephone point, built-in store cupboard and built-in linen cupboard housing recently installed hot water cylinder with immersion heater fitted.

Bedroom 11' 8" x 11' 8" (3.55m x 3.55m) having night store heater and range of fitted furniture including wardrobe cupboards, bedside drawers and dressing surface and T.V. aerial point.

Fully Tiled Bathroom having Cream coloured suite comprising panelled bath with newly installed Triton shower controls and glazed splash screen, pedestal hand basin, low level W.C. and complementary wall and floor tiling.

Pleasant L-Shaped Sitting Room/Kitchen 16' 7" x 10' 9" (5.05m x 3.27m) plus door recess having T.V. aerial point, night store heater, telephone/broadband terminal and sliding patio door onto Garden Terrace, and opening into Kitchen 7'11" x 6'9" having postformed worksurfaces, inset stainless steel sink, Cream units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, white goods including built-in Electric Oven and Grill, Hotpoint Washing Machine and Hotpoint Fridge/Freezer.

OUTSIDE

Parking Dedicated Resident's Parking is located closeby.

The Garden

To the front is an area laid to gravel for easy maintenance whilst to the rear is a sizeable West-facing paved terrace - somewhere to enjoy the afternoon Summer sun and for the seasonal display of colourful tubs and planters. To the side of the building is a gated footpath providing access for Garden deliveries.

Services

We understand Mains Water, Drainage and Electricity are connected.

Tenure

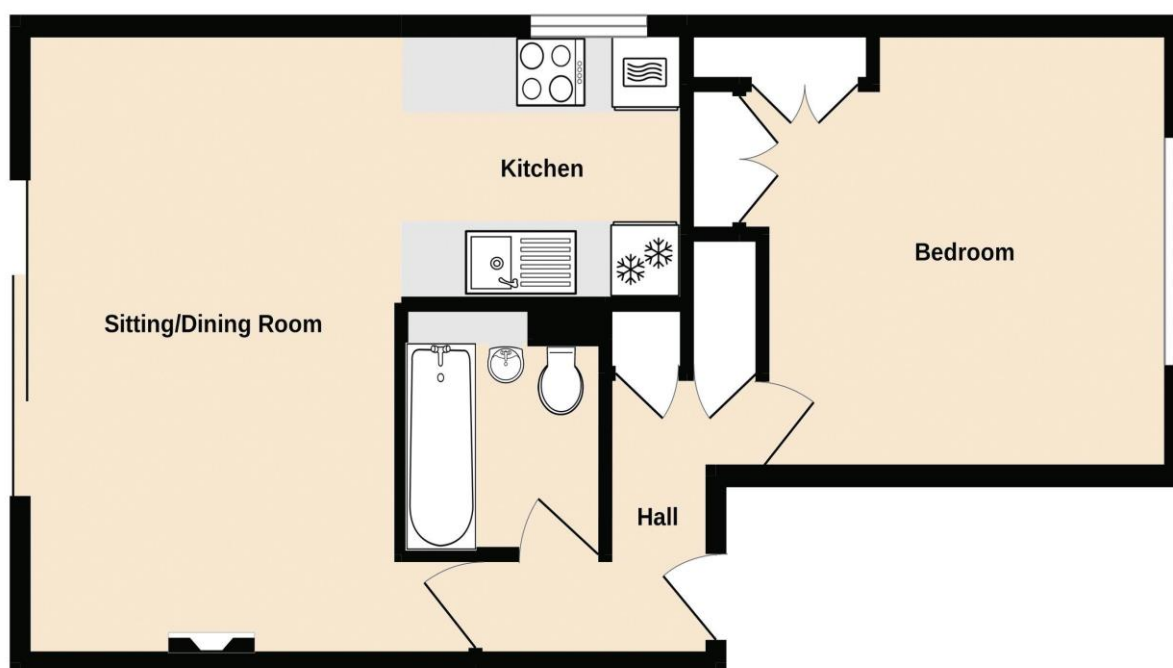
Leasehold with vacant possession - although the property will be sold with a $\frac{1}{4}$ share of the freehold of the four flats in the block. The property is held on a 999 year lease which commenced circa 1972 but is not subject to a Ground Rent.

Rating Band

“A”

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/8698-7922-6369-6124-5996>



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 E-mail - homes@davislatcham.co.uk

PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

Energy performance certificate (EPC)

61, Sambourne Gardens
WARMINSTER
BA12 8LS

Energy rating

D

Valid until:

16 December 2028

Certificate number:

8698-7922-6369-6124-5996

Property type

Ground-floor flat

Total floor area

47 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 D. It has the potential to be C.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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