

DAVIS & LATCHAM ESTATE AGENTS

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- Extended Detached Bungalow
- Sunny Extended South-facing Sitting/Dining Room
- 2 Bedrooms
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Elevated Edge Of Town Setting
- Fitted Kitchen & Utility Room
- Bathroom & Separate W.C.
- Generously Proportioned Private Established Gardens
- Upvc Sealed Unit Double Glazing



39 Thornhill Road, Warminster, Wiltshire, BA12 8EF

£375,000



This well-appointed extended Detached Bungalow enjoys a pleasant elevated edge of Town setting close to both country walks and neighbourhood shops. Entrance Hall, 2 Double Bedrooms, Bathroom & Separate W.C., Sunny Extended South-facing Sitting/Dining Room, Fitted Kitchen & Utility Room, Garage & Driveway Parking, Generously Proportioned Private Established Gardens, Gas-fired Central Heating to radiators & Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable modern detached bungalow which has attractive brick and reconstructed stone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The floor layout has been reconfigured and extended to incorporate the former 3rd Bedroom into the living area creating a large Dining Area hence the bungalow now provides spacious yet easily run living accommodation complemented by a large South-facing Rear Garden which is well suited for active retirement. At the present time bungalows of this nature are proving scarce hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Thornhill Road is a popular road in an elevated edge of town setting on the Western outskirts of Warminster enjoying far-reaching views South and within a few minutes on foot from a small parade of neighbourhood shops including a Pharmacy and Tesco Express, providing everyday needs. The area is well served by a regular buses to the town centre where there are excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. Ther 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 other main centres in the area including Trowbridge, Frome, Westbury, Salisbury and Bath are all within a comfortable driving distance whilst 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

Double Glazed Entrance Porch having glazed inner door into:

Spacious Hall having cloaks cupboard, radiator, telephone point, cupboard housing electrical fusegear, access hatch to roof space and heating thermostat.

Bedroom One 13' 3" x 9' 3" (4.04m x 2.82m) having radiator and range of fitted wardrobe cupboards.

Bedroom Two 11' 1" x 9' 5" (3.38m x 2.87m) having radiator.

Bathroom having White suite comprising panelled bath with shower/mixer taps, Triton shower controls, bi-fold splash screen, pedestal hand basin, complementary tiling, extractor fan and radiator.

Pleasant Sitting Room 16' 7" x 10' 8" (5.05m x 3.25m) a delightful light & airy South-facing room having a picture window overlooking the Rear Garden and natural stone fireplace housing coal-effect Electric fire creating a focal point, radiator and wall light points. A wide archway leads into the Dining Room.

Spacious Dining Room 18' 10" x 8' 11" (5.74m x 2.72m) having radiator, wall light point, ample space for a large dining table & chairs and double French doors opening onto a large Garden Terrace.

Well Appointed Kitchen 13' 6" x 9' 9" (4.11m x 2.97m) having postformed worksurfaces including breakfast surface, inset sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, point for Electric cooker with Filter Hood above, plumbing for washing machine and dishwasher, space for fridge/freezer, shelved linen cupboard housing hot water cylinder with immersion heater fitted and Gas-fired Worcester boiler supplying domestic hot water and central heating. Glazed door to Utility Room.

Utility Room having space for a tumble dryer and freezer, glazed door to driveway and door to the Rear Garden.

OUTSIDE

Garage 16' 9" x 8' 5" (5.10m x 2.56m) having up & over door and power & light connected, approached via a driveway providing off-road parking.

The Well Maintained Gardens To the front are areas of lawn with borders well-stocked with seasonal plants and an outside tap whilst a path leads to the front door. The Rear Garden is laid out on a couple of manageable levels and includes a large sunny South-facing paved terrace enjoying far-reaching views with easy steps down to borders profusely stocked with plants and shrubs whilst further steps lead down to two sizeable areas of lawn. To one side is a Workshop with power connected, a Greenhouse and a smaller Shed whilst at the end of the Garden is a handgate into Folly Lane which provides access to unspoilt country walks and not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen ramblers, dog walkers and cyclists alike. The Rear Garden is nicely enclosed by fencing and mature hedging.

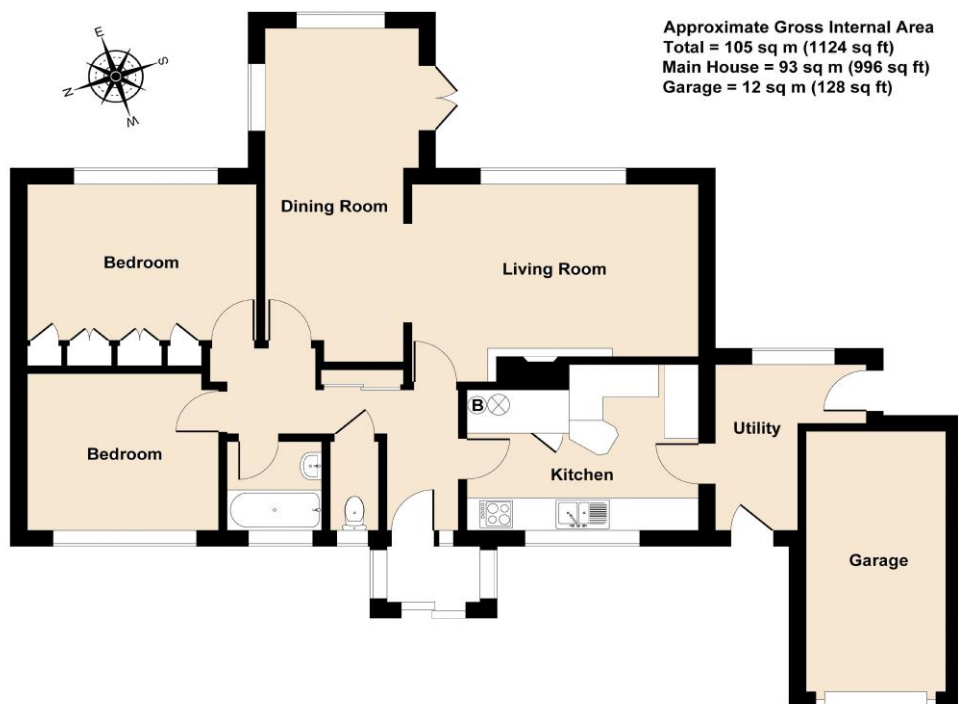
Services We understand Mains Water, Drainage, Gas and Electricity are all connected.

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2100-8915-2160-9109-2291>





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

39 Thornhill Road WARMINSTER BA12 8EF	Energy rating	Valid until:	11 May 2036
	D	Certificate number:	2100-8915-2160-9109-2291

Property type	Detached bungalow
Total floor area	83 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		