

DAVIS & LATCHAM

ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ

Tel: 01985 846985

Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail: homes@davislatcham.co.uk



- Mature 1930's Semi Detached House
- Located on the Western outskirts of the town
- Kitchen/Diner, Lean To Garden Room
- Garage, Driveway Parking
- Gas-fired Central Heating
- A great choice for family occupation
- Bay-fronted Sitting Room
- 3 Bedrooms & Bathroom
- Private Rear Garden
- Some Upvc Sealed Unit Double Glazing



32 Victoria Road, Warminster, Wiltshire, BA12 8HF

£315,000



A great choice for family occupation this mature 1930's Semi occupies a pleasant setting on the Western Outskirts of the Town. Porch, Hall, Bay-windowed Sitting Room, Kitchen/Diner, Lean-to Garden Room, First Floor Landing, 3 Bedrooms & Bathroom, Garage & Driveway Parking, Rear Garden with Summerhouse, Gas-fired Central Heating to radiators & Mostly Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable semi-detached house built in the 1930's, which has bay-fronted brick and tile hung elevations under a tiled roof and benefits from some Upvc sealed-unit Double Glazing together with Gas-fired central heating to radiators. The accommodation has some lovely features including exposed floorboards in some rooms and a well appointed Kitchen. Properties of this type currently scarce and would be a great choice for a family with young children, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Victoria Road is a popular residential road on the Western outskirts of Warminster, not far from open countryside yet close to a Co-op convenience store serving everyday needs whilst schooling at the Minster Primary and Princecroft Primary is within comfortable walking distance. The bustling town centre is under a mile distant with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. Warminster has wide range of other amenities which 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 including Frome, Westbury, Trowbridge, Bath and Salisbury are all within comfortable driving distance as are the various Salisbury Plain military bases. 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 Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

Double Glazed Porch with inner front door opening into:

Entrance Hall having radiator, staircase to First Floor, telephone point, exposed floorboards and door into Sitting Room.

Bay-fronted Sitting Room 12' 7" x 11' 11" (3.83m x 3.63m) a cosy room having an open fire with paved hearth and decorative surround creating a focal point, original picture rails, T.V. aerial point, exposed floorboards, radiator and door into Kitchen.

Well Appointed Kitchen/Diner 15' 2" x 9' 11" (4.62m x 3.02m) having postformed worksurfaces, stainless steel sink, range of Pale Blue Shaker-style units providing ample drawer & cupboard space, decorative wall tiling and matching overhead cupboards, shelving, recess for slot-in Gas cooker, integrated Dishwasher, recess for fridge, Dining Area with ample space for a dining table & chairs, exposed floorboards, Baxi Bermuda Gas fire with back boiler supplying domestic water and central heating to radiators. From the Kitchen a door leads into a lean-to Garden Room.

Lean to used as a Utility 12' 6" x 6' 2" (3.81m x 1.88m) having plumbing for a washing machine, space for tumble dryer and freezer, power & light connected and door to Rear Garden.

First Floor Landing having access hatch to loft.

Bedroom One 12' 7" x 8' 3" (3.83m x 2.51m) having original picture rails, built-in wardrobe and radiator.

Bedroom Two 10' 0" x 9' 5" (3.05m x 2.87m) having radiator, original picture rails, built-in wardrobe cupboard and linen cupboard housing hot water cylinder with immersion heater fitted.

Bedroom Three/Office 6' 9" x 5' 5" (2.06m x 1.65m) with picture rails and radiator.

Bathroom having Peach coloured suite comprising panelled bath, pedestal hand basin, W.C. with high level cistern, complementary wall tiling, vinyl flooring and radiator.

OUTSIDE

The Front Garden Set behind a shallow wall to the front of the property is an area of lawn and shrubbery. Whilst a gated driveway providing Off Road Parking leads to the Garage.

Garage 16' 3" x 8' 2" (4.95m x 2.49m) with personal door.

The Rear Garden includes a paved terrace, an area of lawn, a Rowan and Liquid Amber trees, and a variety of established shrubs, the foliage of which ensure privacy whilst in one corner is a Summerhouse with power & light connected - ideal as a home office. The whole is nicely enclosed by fencing.

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

Tenure Freehold with vacant possession.

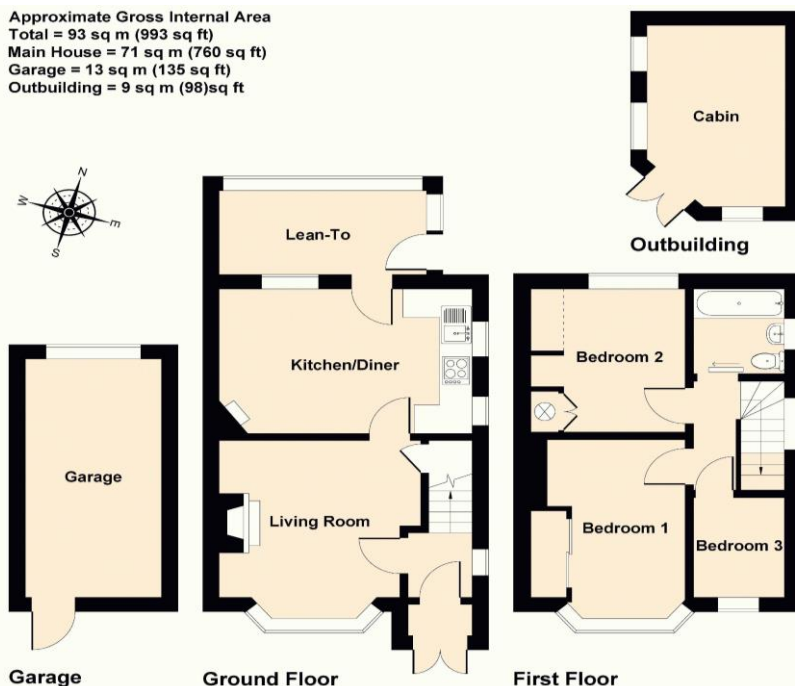
Rating Band "C"

Note: In 2024 the roof had new tiles, felt and battens.

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/1220-7170-0133-9103-1613>



Approximate Gross Internal Area
 Total = 93 sq m (993 sq ft)
 Main House = 71 sq m (760 sq ft)
 Garage = 13 sq m (135 sq ft)
 Outbuilding = 9 sq m (98) sq ft



VIEWING

By prior appointment through
DAVIS & LATCHAM
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Tel: Warminster 01985 846985
Website: www.davislatcham.co.uk
Email - 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)

32 Victoria Road WARMINSTER BA12 8HF	Energy rating	Valid until:	1 April 2036
	E	Certificate number:	1220-7170-0133-9103-1613

Property type: Semi-detached house

Total floor area: 62 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 E. 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		77 C
55-68	D		
39-54	E	47 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