

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



- Purpose-Built First Floor Flat in need of updating** • **Peaceful Residential setting**
Not far from the Town Centre • **No Onward Chain**
Communal Entrance, First Floor Landing • **West-facing Sitting Room open-plan into Kitchen**
Double Bedroom & Bathroom • **Parking & Easily Maintained Garden**
Electric Night Store Heating • **Upvc Sealed-Unit Double Glazing**



62 Sambourne Gardens, Warminster, Wiltshire, BA12 8LS

£115,000



Although in need of updating this Purpose-Built First Floor Flat occupies a peaceful Residential setting not far from the Town Centre shops and facilities. Communal Entrance, First Floor Landing, Inner Hall, Double Bedroom & Bathroom, Pleasant West-facing Sitting Room open-plan into Kitchen, Parking & Easily Maintained Garden, Electric Night Store Heating & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a purpose-built First 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 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 area of West-facing Rear Garden. Although in need of updating this is a rare opportunity to acquire a spacious First 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 host of independent shops, cafes and eateries. Other amenities include a theatre & library, hospital & clinics, a beautiful town centre 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. 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 Porch having a secure front door and staircase to First Floor where there is a dedicated store cupboard whilst an individual front door opens into:

Hall having telephone point, access hatch to loft, cloaks cupboard and built-in linen cupboard housing hot water cylinder with immersion heater fitted.

Double Bedroom 14' 3" max x 11' 9" (4.34m x 3.58m) having night store heater.

Bathroom having suite comprising panelled bath with Triton shower controls over and glazed splash screen, pedestal hand basin, low level W.C. and complementary wall tiling.

Pleasant Sitting Room 16' 7" x 10' 6" (5.05m x 3.20m) plus door recess having T.V. aerial point, night store heater and bi-fold doors leading into Kitchen.

Kitchen 8' 1" x 6' 9" (2.46m x 2.06m) having postformed worksurfaces, inset stainless steel sink, drawer & cupboard space, matching overhead cupboards, point for electric cooker and plumbing for washing machine.

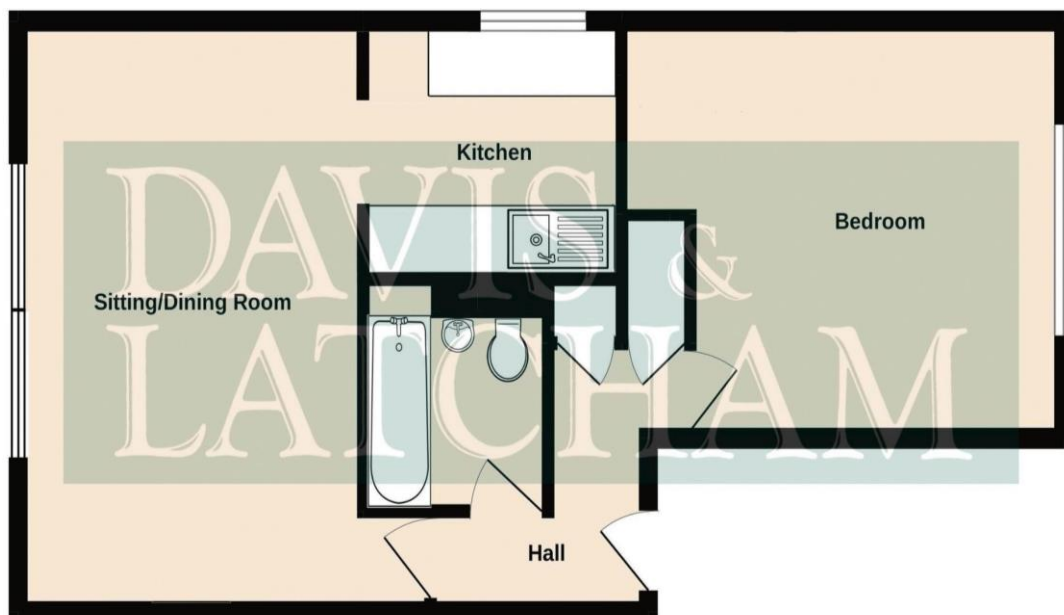
OUTSIDE

Parking Dedicated Resident's Parking is located closeby.

The Easily Managed Garden is located to rear of the property, approached via a path to the side of the building comprising an area of lawn and paving which enjoys a Westerly aspect.

Services We understand Mains Water, Drainage and Electricity is connected.

Tenure	Leasehold with vacant possession - although the property will be sold with a ¼ 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/9717-1136-0102-0197-22



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
Email - 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.

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)

62 Sambourne Gardens WARMINSTER BA12 8LS	Energy rating	Valid until:	12 March 2036
	D	Certificate number:	9717-1136-0102-0197-2206

Property type	Top-floor flat
Total floor area	47 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		69 C
55-68	D	55 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