

DAVIS & LATCHAM ESTATE AGENTS

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- Extended Detached Bungalow
- 23' Sitting/Dining Room
- 4 Bedrooms
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Occupies a peaceful Residential crescent
- Fitted Kitchen
- Shower Room & Bathroom
- Private Enclosed Gardens
- Upvc Sealed Unit Double Glazing



33 Ebble Crescent, Warminster, Wiltshire, BA12 9PF

£350,000



This extended Detached Bungalow occupies a peaceful Residential crescent within comfortable walking distance of Henfords Marsh on the Southern outskirts of the Town. Entrance Hall, 4 Bedrooms, Shower Room & Bathroom, Pleasant 23' Sitting/Dining Room and Fitted Kitchen, Garage & Driveway Parking, Private Enclosed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is an extended detached bungalow which has brick elevations under a tiled roof and benefits from Upvc sealed-unit double glazing together with Gas-fired central heating to radiators – the boiler for which is located in the loft. Having been extended the bungalow offers enormous flexibility with the potential for 4 Bedrooms or fewer if one is used as a home office or second reception room. This is an excellent opportunity to acquire a spacious detached bungalow in a popular residential area of the town where homes are seldom for sale hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Ebble Crescent is a peaceful residential road on the Southern outskirts of Warminster, popular for retirement and not far from the open countryside of Henfords Marsh yet close to the route of a regular bus service. The town centre, just under a mile, has excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops, eateries and cafes. Other amenities include a theatre & library, hospital & clinics, and 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 include Frome, Trowbridge, Westbury, Bath and Salisbury, 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 Bristol, Southampton and Bournemouth airports are each just over an hour by road

ACCOMMODATION

- Entrance Hall** having double glazed front door, radiator, cloaks cupboard housing Gas meter, cupboard housing heating controls and hot water cylinder with immersion heater fitted, laminate flooring and access hatch to loft with folding ladder - the central heating boiler is located in the loft.
- Fitted Kitchen** 12' 0" x 8' 10" (3.65m x 2.69m) having colour-keyed sink, postformed worksurfaces, range of Beech-effect units including ample drawer and cupboard space, complementary tiling and matching overhead cupboards, breakfast bar, Gas Hob with Filter Hood above, built-in Electric Double Oven, space for Fridge/Freezer, plumbing for washing machine and dishwasher, recessed lighting, tiled flooring, serving hatch, radiator and double-glazed door to driveway.
- Bedroom Three** 10' 1" x 8' 2" (3.07m x 2.49m) with laminate flooring and radiator.
- Bedroom Four** 10' 0" x 7' 9" (3.05m x 2.36m) having radiator and laminate flooring.
- Fully Tiled Bathroom** having White suite comprising panelled bath, pedestal hand basin, low level W.C., radiator and complementary wall and floor tiling.
- Pleasant Sitting Room** 23' 2" x 11' 8" (7.06m x 3.55m) enjoying dual aspects having fireplace with decorative stone surround and hearth housing coal effect Gas-fired Jetmaster fire, 2 radiators, Dining Area with ample space for a dining table & chairs, T.V. aerial point, telephone point, laminate flooring and French doors to a Garden Terrace.
- Inner Hall** having radiator and laminate flooring.

Fully Tiled Shower Room having White suite comprising walk-in shower enclosure with Mira controls and Aqua panelling, pedestal basin, low level W.C., extractor fan, complementary wall and floor tiling and radiator.

Bedroom One 14' 5" x 13' 9" (4.39m x 4.19m) overlooking the Rear Garden having fitted furniture including wardrobes and dressing surface, radiator and laminate flooring.

Bedroom Two 13' 6" x 11' 0" (4.11m x 3.35m) having radiator, laminate flooring and loft access hatch.

OUTSIDE

Garage 18' 1" x 8' 5" (5.51m x 2.56m) approached via a tarmac driveway providing off-road parking and having an up & over door and personal door.

Easily Managed Gardens The Front Garden is well stocked with a lawn and shrubbery. There is a side path and wooden hand gate with an outside tap. The Rear Garden includes a paved terrace and lawn together with shrubs and trees, the foliage of which ensures privacy.

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

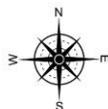
Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0220-0199-0001-7199-1563>



Approximate Gross Internal Area
Total = 127 sq m (1376 sq ft)
House = 113 sq m (1220 sq ft)
Garage = 14 sq m (156) sq ft



FLOORPLAN FOR IDENTIFICATION PURPOSES – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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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)

33 Ebble Crescent WARMINSTER BA12 9PF	Energy rating	Valid until:	2 November 2035
	C	Certificate number:	0220-0199-0001-7199-1563

Property type	Detached bungalow
Total floor area	109 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 C. 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		81 B
69-80	C	71 C	
55-68	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