

DAVIS & LATCHAM ESTATE AGENTS

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- A comfortable Ground Floor Apartment
- Popular Town Centre Retirement Development
- Individual Entrance Hall
- Double Bedroom, Shower Room
- Economy 7 Night Store Heating
- Available with No associated Sale Chain
- Communal Entrance Hall with Lift serving all floors
- Sitting Room, Kitchenette
- Sealed-unit Double Glazing
- House Manager, Residents' Lounge & Laundry Room



**4 Homeminster House, Station Road, Warminster, Wiltshire,
 BA12 9BP
 £65,000**



Available with No associated Sale Chain a rare opportunity to purchase a comfortable Ground Floor Apartment in this popular Town Centre Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, Double Bedroom, Shower Room, Pleasant Sitting Room & Kitchenette, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is conveniently located at Garden Level at Homeminster House, an attractive purpose-built town centre development of retirement apartments with well-lit communal hallways whilst all floors are served by a lift and stairways. All properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours Appello careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Available with no associated sale chain this is a rare opportunity to acquire a Garden level Ground Floor apartment with it's own direct external access opening onto a small area of outside space hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops, cafes and eateries. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

Hall with individual front door into the apartment.

Private Inner Hall having built-in cupboard housing hot water cylinder with twin immersion heaters fitted, electrical fusegear and meters, entryphone/intercom and smoke alarm sensor.

Double Bedroom 14' 0" x 8' 8" (4.26m x 2.64m) having night store heater, wall light points, telephone point and built-in wardrobe cupboard with bi-fold doors.

Shower Room having walk-in corner shower with Triton shower controls, vanity hand basin with cupboard under, low level W.C, mirror-fronted medicine cabinet, extractor fan and Electric towel rail.

Pleasant Sitting Room 17' 4" x 10' 7" (5.28m x 3.22m) a light and airy room having night store heater, wall light points, T.V. aerial point, telephone point and picture window and French door with direct access onto the Gardens.

From the Sitting Room an arched opening leads into the Kitchenette.

Kitchenette 7' 2" x 5' 5" (2.18m x 1.65m) having worksurfaces with stainless steel sink, range of contemporary Cream units including drawer & cupboard space, complementary wall tiling and matching overhead cupboards, Electric Hob and built-in Electric Oven and Grill, Filter Hood, extractor fan and recess for fridge/freezer.

OUTSIDE

The approach to the building features well-tended landscaped borders stocked with ornamental shrubs and ground cover plants, whilst number 4 enjoys a pleasant aspect overlooking the entrance to Homeminster House but can be accessed either via the communal entrance or independently.

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

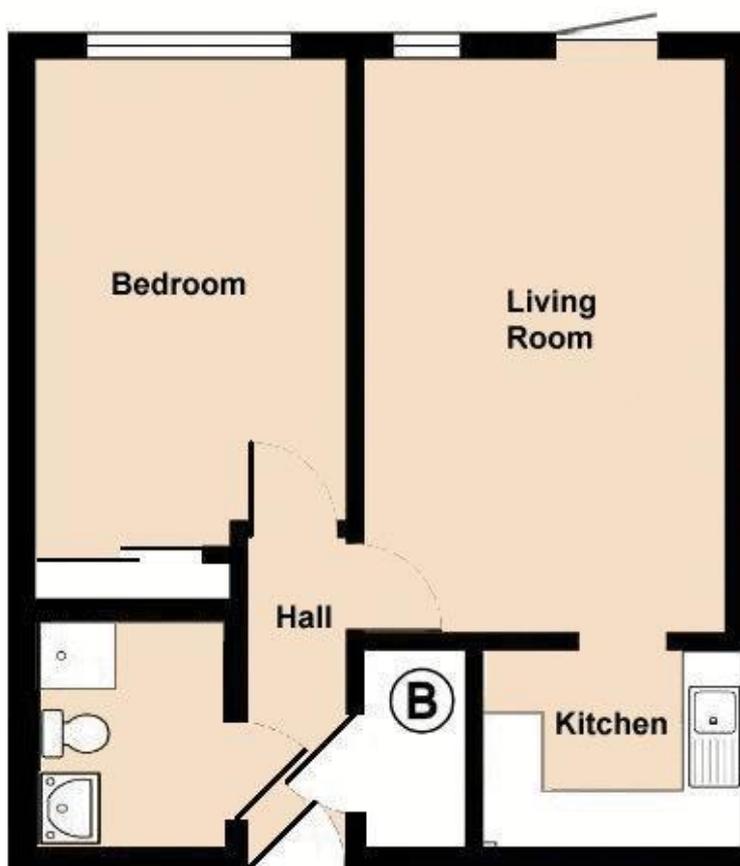
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced in 1985 subject to an annually reviewable all-in maintenance charge. We understand the amount payable for the year ending 31 August 2026 is £4199.70. This covers the upkeep of communal areas, provision of House Manager, metered Water and includes Building Insurance.

Ground Rent £256.03 for the six month period 1 September 2025 - 28 February 2026.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/3220-0121-0120-2102-1633>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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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)

Flat 4 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating D	Valid until: 1 February 2036
		Certificate number: 3220-0121-0120-2102-1633

Property type	Ground-floor flat
Total floor area	40 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		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		