

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



- **Modern Second Floor Flat**
- **Within walking distance of Town Centre**
- **South-facing Sitting Room & Fitted Kitchen**
- **Reserved Parking Space**
- **Electric Economy 7 Heating**
- **Ideal for 1st purchase or Buy-to-Let Investment**
- **Communal Entrance, Private Inner Hall**
- **2 Bedrooms & Bathroom**
- **Communal Gardens**
- **Upvc Sealed-unit Double Glazing**



11 Buttons Yard, Warminster, Wiltshire, BA12 9NZ

£134,950



Ideal for 1st purchase or Buy-to-Let Investment this modern Second Floor Flat is very conveniently located within walking distance of all Town Centre amenities. Communal Entrance, Private Inner Hall, 2 Bedrooms & Bathroom, Pleasant South-facing Sitting Room & Fitted Kitchen, Reserved Parking Space & Communal Gardens, Electric Economy 7 Heating & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is an easily-run well-planned modern Second Floor Flat part of a small complex of just 15 flats which have brick elevations under a tiled roof and benefits from Upvc sealed-unit double glazed windows together with Electric Economy 7 heating. Both the Sitting Room and Bedroom One enjoy the added bonus of a sunny Southerly aspect. This is a rare opportunity to acquire a home close to all town centre amenities which would equally suit retirement, first purchase or as a buy-to-let investment, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Buttons Yard occupies a very convenient setting just off East Street close to the railway station and minutes on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores, 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 a beautiful town park whilst Warminster 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. Bournemouth, Bristol and Southampton Airports are each just over an hour by car.

ACCOMMODATION

Communal Entrance Hall with secure entryphone operated access system. Whilst a staircase leads to all floors.

Second Floor Landing with fire door into Inner Hall having individual front door of number 11.

Private Hall having entryphone handset, night store heater, electrical fusegear, access hatch to loft, storage cupboard and linen cupboard housing hot water cylinder with twin immersion heaters fitted.

Bedroom One 12' 11" x 11' 2" (3.93m x 3.40m) a sunny South-facing room overlooking East Street with electric panel heater.

Bedroom Two 9' 8" x 6' 7" (2.94m x 2.01m) plus door recess.

Bathroom having White suite comprising panelled bath with Mira shower, vanity hand basin and low level W.C. with concealed cistern, medicine cabinet, complementary tiling and chrome electric towel rail.

Sitting Room 13' 3" x 11' 5" (4.04m x 3.48m) a sunny South-facing room overlooking East Street with night store heater, T.V. aerial point, broadband terminal and telephone point.

Kitchen 9' 2" x 5' 11" (2.79m x 1.80m) with range of worksurfaces, inset stainless steel single drainer sink, drawer and cupboard space, ceramic tiling and matching overhead cupboards, Electric Cooker, plumbing for Washing Machine and Fridge/Freezer.

OUTSIDE

Reserved Parking A Parking Space for the exclusive use by the property is located in the resident's car park, whilst a visitor's space is available on a first come/first served basis.

Well Tended Communal Gardens adjoin the entrances to the building whilst a designated Drying Area and Bin Store Area are closeby.

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

Tenure Leasehold with vacant possession. We are advised the property is held under the terms of a 999 year lease which commenced in 1988 subject to a monthly Service Charge payable to Layzell Property Management which we understand is currently £100.00 per calendar month which covers gardening, maintenance, cleaning of the communal areas and also includes Buildings Insurance.

Ground Rent Not Applicable.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/7332-0320-8209-0909-1226>



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

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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)

11 Buttons Yard WARMINSTER BA12 9NZ	Energy rating	Valid until: 22 October 2032
	C	Certificate number: 7332-0320-8209-0909-1226

Property type	Top-floor flat
Total floor area	50 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 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	76 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