

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious Detached Chalet style home
- 3 Reception Rooms
- Kitchen
- Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- No Onward Chain
- Downstairs Shower Room
- 4 Bedrooms & Cloakroom
- Private Easily Managed Rear Gardens
- Upvc Sealed Unit Double Glazing



54 St Andrews Road, Warminster, Wiltshire, BA12 8ET

£450,000



Immediately available with No Associated Sale Chain this Spacious Detached Chalet-style Home is located in a quiet residential cul-de-sac on the western fringes of the town. Entrance Hall, Cloakroom, Fully Tiled-Shower Room, Downstairs Bedroom/Dining Room, Pleasant Bay-windowed Sitting Room, Large Garden Room, Kitchen, First Floor Landing, Cloakroom & 4 Bedrooms, Garage & Driveway Parking, Private Easily Managed Rear Gardens, Gas-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is a spacious extended detached chalet-style house which has attractive colour-washed rendered elevations with decorative cladding under a tiled roof and benefits from Gas-fired central heating to radiators together with sealed unit double glazing and high end laminate flooring in most downstairs rooms. This light and airy home would be ideal for family needing space to spread out and has the added bonus of a large double-glazed Garden Room and a private manageable Garden. Immediately available with no associated sale chain, this is a rare opportunity to acquire a comfortable home in a popular residential area of the town, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION St Andrews Road is a peaceful residential area on the Western fringes of the town, just over a mile from the centre of Warminster, within comfortable walking distance of a small parade of neighbourhood shops including a Tesco Express providing everyday needs and a pharmacy whilst the area is served by regular buses. Warminster offers excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. Amenities include a theatre and library, clinics and hospital, a beautiful town centre park and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto South Wales. The town is served by a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having Upvc front door, radiator, Hive heating control, understairs cupboard, further built-in cupboard and staircase to First Floor.

Cloakroom having White suite comprising low level W.C., hand basin and panel heater.

Fully Tiled Shower Room having White suite comprising walk-in shower with curved glazed splash screen, thermostatic controls, vanity hand basin with cupboards under, complementary wall and floor tiling, extractor fan and towel radiator.

Pleasant Sitting Room 18' 4" x 11' 2" (5.58m x 3.40m) a delightful South-facing room with log effect Electric fire and decorative surround creating a focal point, TV aerial point, wall light points and radiator.

Dining Room/Downstairs Bedroom 11' 4" x 10' 6" (3.45m x 3.20m) having radiator.

Garden Room 17' 5" x 12' 10" (5.30m x 3.91m) a large room overlooking the Rear Gardens and having ample space for family entertaining with a radiator and French doors opening onto Garden Terrace.

Kitchen	12' 4" x 8' 2" (3.76m x 2.49m) plus further area, having worksurfaces, inset White sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, Gas Cooker with Electric Oven and Filter Hood above, slimline Dishwasher, Washing Machine, Gas-fired Vaillant combi-boiler supplying domestic hot water and central heating to radiators.
First Floor	Landing having access hatch to loft.
Cloakroom	having White suite comprising low level W.C. and hand basin.
Bedroom One	11' 6" x 9' 3" (3.50m x 2.82m) having radiator, eaves storage and wardrobe.
Bedroom Two	10' 6" x 8' 1" (3.20m x 2.46m) having radiator and wardrobe.
Bedroom Three	12' 0" x 7' 5" (3.65m x 2.26m) having radiator and wardrobe and T.V. aerial point.
Bedroom Four	8' 0" x 5' 9" (2.44m x 1.75m) plus large door recess, having radiator, eaves storage and fitted drawers.
OUTSIDE	
Garage	16' 3" x 8' 3" (4.95m x 2.51m) having remotely operated roller shutter door and power & light connected approached via a driveway providing off-road parking for cars in tandem. To the rear of the Garage are two Garden Stores.
The Gardens	To the front is a well-tended area of lawn whilst a decorative gate and railings lead into the Rear Garden which includes a large paved terrace with raised borders stocked with shrubs whilst to the side is a sizeable area of lawn and in one corner is a Shed whilst there is another shed to one side. The whole is nicely surrounded by fencing ensuring privacy.
Services	We understand Mains Water, Drainage, Gas and Electricity are connected to the property.
Tenure	Freehold with vacant possession
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/3711-2176-0102-0190-2192





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)

54 St. Andrews Road WARMINSTER BA12 8ET	Energy rating D	Valid until: 13 October 2036
		Certificate number: 3711-2176-0102-0190-2192

Property type	Detached house
Total floor area	125 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 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		
55-68	D	66 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