

DAVIS & LATCHAM ESTATE AGENTS

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- A light & airy Second Floor Retirement Apartment**
- Purpose built Retirement Development**
- Individual Entrance Hall**
- Sunny West-facing Sitting Room, Kitchen**
- Economy 7 Night Store Heating**
- Close to all Town Centre amenities**
- Communal Entrance Hall with Lift serving all floors**
- 1 Double Bedroom, Shower Room**
- Sealed-unit Double Glazing**
- House Manager, Residents' Lounge & Laundry Room**



**42 Homeminster House, Station Road, Warminster, Wiltshire,
BA12 9BP
£55,000**



A light & airy Second Floor Apartment located close to all Town Centre amenities in this very popular Retirement Development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Shower Room, Sunny West-facing Sitting Room, Kitchen, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a light & airy Second Floor retirement apartment which overlooks the well tended Gardens at Homeminster House, an attractive purpose-built town centre development with well-lit communal hallways whilst all floors are served by a lift and stairways. Thoughtfully planned with the over 60's in mind, the flat benefits from Double Glazing and night store heaters. Whilst power points are at a comfortable waist height and safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building. An out-of-hours 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. Immediately available with no associated sale chain this is an opportunity to acquire a comfortable Second Floor apartment, 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 shop, cafes and eateries. Other facilities include a theatre and library, hospital & clinics, a beautiful town park 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 with secure entryphone access system linked to the apartment Spacious Communal Ground Floor Entrance Lobby with access to the Lift to all floors and adjacent Manager's Office, Residents' Lounge Area and Laundry conveniently closeby.

Hall with individual front door into the apartment.

Private Inner Hall with built-in shelved store cupboard housing electric meters and fusegear together with Ariston water heater, entryphone/intercom and smoke alarm sensor.

Sunny West-facing Sitting Room 17' 3" x 10' 7" (5.25m x 3.22m) a light and airy room with a picture window which enjoys a pleasant aspect over adjacent Gardens and the Avenue School. The Sitting Room has a night store heater, telephone point, wall light points and T.V. aerial point.

From the Sitting Room an archway leads into:

Kitchen 7' 3" x 5' 5" (2.21m x 1.65m) with postformed worksurfaces, stainless steel single drainer sink, drawer & cupboard space, matching overhead cupboards, Electric Cooker, space for fridge/freezer, strip light, complementary wall tiling and extractor fan.

Bedroom	12' 0" x 8' 8" (3.65m x 2.64m) with night store heater, wall light point and built-in wardrobe cupboard with bi-fold doors, hanging rail and shelf.
Shower Room	with walk-in shower enclosure with Mira controls and aqua boarding, vanity hand basin with cupboard under, low level W.C., extractor fan, complementary wall tiling and fan heater.

OUTSIDE

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.
The approach to the building	includes landscaped borders stocked with ornamental shrubs and ground cover plants, flanking Visitors' Parking Spaces whilst the flat overlooks the attractive well-tended Gardens on the Western flank of Homeminster House.
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 on 01.09.85 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 September 2025 - 28 February 2026 is £1399.90. This covers the upkeep of communal areas, provision of House Manager, metered Water and includes Building Insurance.
Ground Rent	£227.59 for the current half-year period 1 September 2025 - 28 February 2026.
Rating Band	"A"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2110-4312-2150-4191-1201



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 42
Homeminster House
Station Road
WARMINSTER
BA12 9BP

Energy rating

C

Valid until:

8 December 2035

Certificate number:

2110-4312-2150-4191-1201

Property type

Top-floor flat

Total floor area

44 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.](#)

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	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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