

DAVIS & LATCHAM ESTATE AGENTS

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| <p>Quirky Detached Victorian Cottage With spacious accommodation Music Room, Spacious Kitchen/Diner, Cloakroom Garage & Parking Gas-fired Central Heating to radiators</p> | <ul style="list-style-type: none"> • Full of charm and character • Sitting Room with woodburner, Living Room • 4 Bedrooms, Family Bathroom & Shower Room • Beautiful Cottage-style Garden • Upvc Sealed Unit Double Glazing |
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Wits End 113 Pound Street, Warminster, Wiltshire, BA12 8NS

Offers in the Region Of £495,000



Full of charm and character this quirky Detached early Victorian home provides spacious accommodation with the bonus of a beautiful Cottage garden. Entrance Hall, Charming Sitting Room with woodburner, Living Room, Music Room, Spacious Kitchen/Diner, Cloakroom, First Floor Landing, 4 Bedrooms, Family Bathroom & Shower Room, Garage & Parking and Beautiful Cottage-style Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious detached early-Victorian cottage which has colourwashed Wisteria-clad stone and rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with cottage-style Upvc sealed-unit double glazing installed in 2022. Wits' End is on the market for the first time in over 30 years during which time the owners have carried a scheme of sympathetic restoration including a large extension however they have reluctantly decided now is the time to downsize. The cottage has the added bonus of a delightful easily-managed cottage-style organic Rear Garden. This would be a great choice for a family seeking a quirky period home, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Wits' End occupies a pleasant elevated setting above road level, fronted by a grassy bank and is approached via a short flight of steps from Pound Street on the Western fringes of Warminster, not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen ramblers, dog walkers and cyclists alike. Within moments on foot is a small parade of neighbourhood shops including a Tesco Express, providing everyday needs whilst the bustling town centre is just under a mile offering excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. Other 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 regular buses and 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 double glazed front door, courtesy lamp, radiator, cloaks hanging space and staircase to First Floor.

Music Room/Study 11' 8" x 7' 10" (3.55m x 2.39m) having radiator.

Approached from the Hall is:

Charming Sitting Room 15' 11" x 12' 1" (4.85m x 3.68m) a delightful room having fireplace with heavy overbeam housing woodburner creating a focal point, exposed ceiling beam, radiator and T.V. aerial point.

Living Room 11' 8" x 11' 8" (3.55m x 3.55m) another delightful room having an exposed ceiling beam, radiator and French doors to the Garden.

From the Living Room a door leads into:

Cloakroom having low level W.C., corner hand basin and radiator.

From the Living Room glazed double doors leads into:

Spacious Kitchen/Diner 19' 7" x 14' 4" (5.96m x 4.37m) a great room for entertaining having postformed worksurfaces, inset 1½ bowl stainless steel sink, extensive range of Pine-fronted units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards with surface lighting. Gas Hob and Electric Oven and Grill, integrated Dishwasher, plumbing for washing machine and space for undercounter fridge and freezer and tiled flooring. Dining Area with space for a large dining table & chairs, radiator, laminate flooring, strip spotlighting, deep understairs cupboard housing electrical fusegear and triple bi-fold doors opening out onto Garden Terrace.

First Floor Landing having exposed original tongue and groove wall panelling.

Bedroom One 14' 5" x 10' 10" (4.39m x 3.30m) having radiator.

Bedroom Two 12' 1" x 7' 7" (3.68m x 2.31m) having radiator and original cast-iron Victorian fireplace.

Shower Room having White suite comprising glazed shower enclosure with thermostatic controls, low level W.C. and pedestal hand basin, extractor fan, towel radiator and Velux roof window ensuring natural light and ventilation.

Bedroom Three 12' 5" x 10' 0" (3.78m x 3.05m) having radiator and original cast-iron Victorian fireplace.

Bedroom Four 8' 7" plus recess x 8' 4" (2.61m x 2.54m) having radiator.

Bathroom having White suite comprising panelled bath with shower/mixer taps, pedestal hand basin, low level W.C., extractor fan, radiator and shelved linen cupboard housing Gas-fired Vaillant combi-boiler providing central heating and domestic hot water.

Garage 13' 7" x 9' 9" (4.14m x 2.97m) of timber construction with power & light connected which is accessed to the rear off a little-used no-through lane located between Pound Street and Factory Lane known as Topps Lane.

Parking Side-by-side parking for 2 cars beside the Garage.

The Attractive Cottage-style Gardens include a sizeable paved terrace with courtesy lighting whilst steps lead up to generous areas of lawn with borders well-stocked with seasonal plants and bulbs. In one corner is a Summerhouse "Love Shack" with doors opening on to a paved terrace and power connected. To one side of the cottage is a further sheltered area of Garden, a timber Workshop with power connected and a gated path to Pound Street.

Services We understand Mains Water, Drainage, Gas and Electricity is connected to the property.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0774-1212-1206-0918-1900>



Approximate Gross Internal Area
 Total = 159 sq m (1712 sq ft)
 Main House = 141 sq m (1516 sq ft)
 Garage = 18 sq m (196sq ft)



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM
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 Website - www.davislatcham.co.uk
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PLEASE NOTE

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Energy performance certificate (EPC)

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|--|-------------------|--|
| 113 Pound Street WARMINSTER BA12 8NS | Energy rating | Valid until: 1 April 2036 |
| | D | Certificate number: 0774-1212-1206-0918-1900 |
| Property type | Detached house | |
| Total floor area | 138 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 | 64 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