

# DAVIS & LATCHAM

## ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ

Tel: 01985 846985

Principal: Melvin Davis FNAEA [www.davislatcham.co.uk](http://www.davislatcham.co.uk) e-mail: [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)



- A beautifully presented Semi-Detached Bungalow**
- On the Southern outskirts of the Town
  - Contemporary Fully Fitted Kitchen
  - Driveway Parking, Car Port & Garage
  - Gas-fired Central Heating to radiators
  - In a popular residential area of Warminster
  - South-facing Sitting Room
  - 2 Double Bedrooms & Shower Room
  - Easily Managed Gardens with Summerhouse
  - Upvc Sealed-Unit Double Glazing



**63 Wylde Road, Warminster, Wiltshire, BA12 9PU**

**£275,000**



A beautifully presented Semi-Detached Bungalow located in this popular residential area of Warminster not far from country on the Southern outskirts of the Town. Entrance Hall, 2 Double Bedrooms & Shower Room, Pleasant South-facing Sitting Room, Contemporary Fully Fitted Kitchen, Driveway Parking, Car Port & Garage and Easily Managed Gardens with Summerhouse, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a modern semi-detached bungalow which has attractive brick elevations with some reconstructed stonework under a tiled roof and benefits from Upvc sealed unit double glazing together with Gas-fired central heating to radiators. In recent times the layout of the bungalow has been reconfigured and features a contemporary fully-fitted Kitchen and an updated Shower Room whilst the easily managed Rear Garden features a Dunster House Summerhouse. A great choice for retirement, bungalows like this are currently in short supply hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Wylve Road is a popular residential area close to open country on the Southern outskirts of Warminster served by a regular bus service to the town centre. Warminster has excellent shopping facilities - 3 supermarkets including a Waitrose store whilst the bustling town centre has a host of independent shops, cafes and eateries. The town enjoys a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful town park and railway station. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales and the town is also well served by local buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, as are the Salisbury Plain military bases whilst Bristol, Bournemouth and Southampton Airports are each just over an hour by road.

## ACCOMMODATION

**Entrance Hall** having double glazed front door, cloaks hanging space and cupboard housing Gas-fired Baxi combi-boiler providing central heating to radiators and domestic hot water. A door leads into:

**South-facing Sitting Room** 15' 7" x 12' 3" (4.75m x 3.73m) a delightful sunny room having picture window overlooking the Front Garden, polished Oak flooring, radiator, T.V. aerial point and telephone point.

From the Sitting Room a door opens into:

**Bedroom One** 11' 10" x 7' 10" (3.60m x 2.39m) having radiator and fitted wardrobe cupboard.

**Inner Hall** having access hatch to loft and shelved built-in cupboard.

**Bedroom Two** 11' 3" x 9' 10" (3.43m x 2.99m) having radiator and fitted wardrobe cupboard.

**Well Appointed Shower Room** having a contemporary White suite comprising easy access glazed shower enclosure with thermostatic shower controls, vanity hand basin with cupboard under, low level W.C., recessed lighting, extractor fan and towel radiator.

**Contemporary Recently Re-fitted Kitchen** 13' 3" x 8' 9" (4.04m x 2.66m) with wood effect worksurfaces including breakfast bar, inset stainless steel sink, extensive range of contemporary gloss Grey units including ample drawer and cupboard space, matching overhead cupboards, built-in Electric Oven and Grill, inset Ceramic Hob with Filter hood above, integrated Washing Machine and Dishwasher, vertical radiator, built-in larder cupboard, deep recess for a fridge/freezer, recessed lighting and double French doors opening onto Garden Terrace.

## OUTSIDE

**Car Port & Garage** having up & over door with a Car Port in front and Off-Road Driveway Parking.

**The Gardens** To the front is an area of low maintenance shingle serving as extra off-road parking, a neat lawn and a path to the front door. The Easily Managed Rear Garden includes paving, areas of lawn and well stocked raised borders whilst a feature of the Garden is a double glazed Dunster House Summerhouse. The whole is nicely enclosed by fencing ensuring privacy.

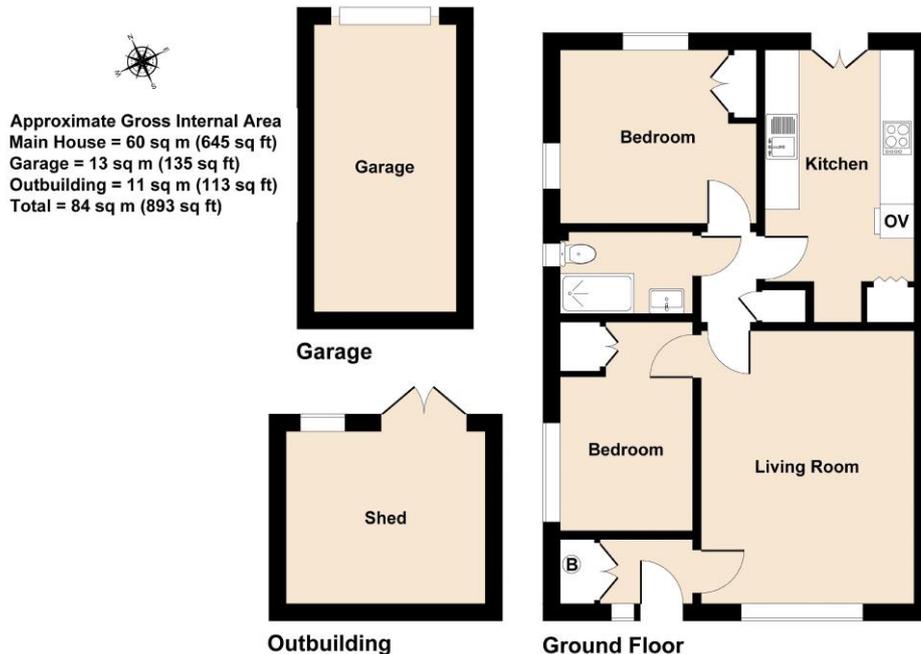
**Dunster House Summerhouse** 10' 9" x 7' 6" (3.27m x 2.28m) which has power connected, suitable as a home office.

**Services** We understand Mains Water, Drainage, Gas and Electricity are connected.

**Tenure** Freehold with vacant possession.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/9220-9170-0149-9103-1653>



**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](http://www.davislatcham.co.uk)  
Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

**PLEASE NOTE**

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

**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)

63 Wylve Road WARMINSTER BA12 9PU	Energy rating	Valid until:	10 March 2036
	<b>C</b>	Certificate number:	9220-9170-0149-9103-1653

Property type	Semi-detached bungalow
Total floor area	60 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 B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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