

DAVIS & LATCHAM ESTATE AGENTS

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- Charming early Victorian Cottage
- Sitting/Dining Room with open fire
- Downstairs Bathroom & Separate W.C
- Driveway Parking & Garage
- Gas-fired Central Heating to radiators
- Located in a peaceful little-used one-way lane
- Kitchen, Rear Lobby
- 3 Bedrooms
- Easily Maintained Gardens
- Upvc Sealed-Unit Double Glazing



24 Marsh Street, Warminster, Wiltshire, BA12 9PQ

£270,000



This charming early Victorian Cottage is located in a peaceful little-used one-way lane close to open country on the very Southern outskirts of the Town. Canopy Porch, Charming Sitting/Dining Room with open fire, Kitchen, Rear Lobby, Downstairs Bathroom & Separate W.C., First Floor Landing & 3 Bedrooms, Driveway Parking & Garage and Easily Maintained Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a charming and quirky early Victorian cottage, believed to date from circa 1840, which has pretty brick and stone elevations under a tiled roof and benefits from Gas-fired central heating together with Upvc sealed-unit double glazing. Outwardly the cottage may appear small however the easily run accommodation is surprisingly spacious and would suit someone seeking a period home in a peaceful edge of town setting. As cottages in a quiet setting well away from the hustle and bustle of busy roads are scarce the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Marsh Street is a quiet little-used one-way lane close to open country on the Southern outskirts of Warminster, ideal for keen walkers and cyclists yet just over 1 mile from the town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. The town offers 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 Bournemouth, Southampton and Bristol Airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having cottage front door opening into:

Charming Sitting/Dining Room 19' 6" x 12' 5" (5.94m x 3.78m) a delightful and surprisingly spacious South-facing room having at one end a natural stone open fireplace creating a focal point, radiator, T.V. aerial point, broadband terminal, wall light points, ample space for a dining table & chairs and staircase to First Floor.

From the Sitting Room a door leads into:

Kitchen 10' 5" x 8' 7" (3.17m x 2.61m) having worksurfaces, inset stainless steel sink, ample drawer and cupboard space, matching overhead cupboards, point for Gas Cooker, plumbing for washing machine, space for upright fridge/freezer, spotlighting and opening into Rear Lobby with cloaks hanging space and door to Garden.

Bathroom having contemporary White suite comprising panelled bath with thermostatic shower controls, glazed splash screen and aqua wall panelling, vanity hand basin with cupboard under and towel radiator.

Separate W.C. having low level suite, hand basin and towel radiator.

From the Sitting Room stairs lead to:

First Floor Landing

Bedroom One 9' 8" x 9' 1" (2.94m x 2.77m) having radiator and wardrobe cupboards.

Bedroom Two 10' 5" x 8' 6" (3.17m x 2.59m) into door recess having radiator and fitted cupboard.

Bedroom Three 9' 8" x 8' 3" (2.94m x 2.51m) into door recess having fitted cupboard.

OUTSIDE

Garage

approached via a brick paved driveway providing Off-Road Parking.

The Gardens

To the front is a path to the front door flanked by low maintenance shingle whilst the majority of the Garden is also laid to shingle interspersed with planters and several areas for seating. Adjacent to the back door is a Workshop and an outside tap whilst the Garden is nicely enclosed by closeboarded fencing ensuring privacy.

Services

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

Tenure

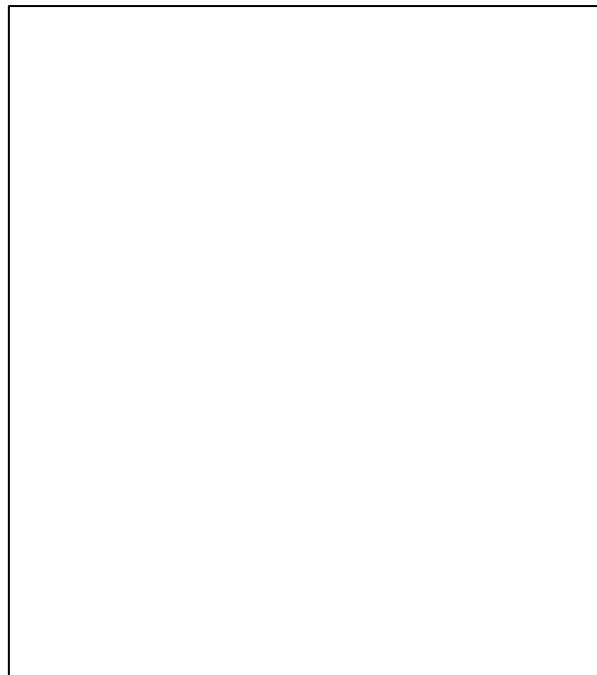
Freehold with vacant possession.

Rating Band

"D"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/5220-9120-0116-0190-1583>



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)

24 Marsh Street
WARMINSTER
BA12 9PQ

Energy rating

D

Valid until:

11 December 2035

Certificate number:

5220-9120-0116-0190-1583

Property type

Semi-detached house

Total floor area

72 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		82 B
69-80	C		
55-68	D	59 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

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