

DAVIS & LATCHAM ESTATE AGENTS

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- Well presented Detached home • A great choice for a family
- On the Western outskirts of the Town • Cloakroom, Light & Airy Bay-windowed Sitting Room
- Spacious Well-Appointed Kitchen/Diner • Family Bathroom & 4 Bedrooms - 1 En-Suite
- Detached Garage & Parking • Sunny Easily Managed Private West-facing Garden
- Gas-fired Central Heating to radiators • Upvc Sealed-unit Double Glazing



34 Osprey Road, Warminster, Wiltshire, BA12 8GD

£430,000



A great choice for a family this well presented Detached home is located in the popular Tascroft Rise development on the Western outskirts of the Town. Canopy Porch, Entrance Hall, Cloakroom, Light & Airy Bay-windowed Sitting Room, Spacious Well-Appointed Kitchen/Diner, First Floor Landing, Family Bathroom & 4 Bedrooms - 1 En-Suite, Detached Garage & Parking & Sunny Easily Managed Private West-facing Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a spacious 1950's inspired detached family home built by Redrow Homes as part of their Heritage range of house types which has attractive bay-windowed brick elevations with decorative tile hanging under a tiled roof and benefits from dual-zone Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. First occupied in 2019 this is a beautifully presented light and airy home complemented by an easily managed private West-facing Rear Garden which features a Summerhouse/Home office and will be sold with the benefit of the balance of a 10 year NHBC warranty. This property would be a great choice for a family seeking a contemporary home which is ready to move into, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION on the Western outskirts of Warminster, Osprey Road forms part of the very popular Tascroft Rise development built by Redrow Homes and immediately backs onto Warminster RFC ground on the edge of the town close to unspoilt country including the nearby Cannimore Woods which can be accessed via Folly Lane making this an ideal spot for keen ramblers, dog walkers and cyclists alike. Closeby is a children's play area and within is reach is a small parade of neighbourhood shops including a Tesco Express providing everyday needs whilst just over a mile distant is the town centre with excellent shopping facilities, 3 supermarkets - including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre, library, hospital and clinics, a beautiful town park and railway station. The town is well served by local buses whilst rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road communications throughout the South-West and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having courtesy light and double glazed front door opening into:

Entrance Hall having central heating thermostat, radiator, cloaks hanging space, understair cupboard housing broadband router and staircase to First Floor.

Cloakroom having White suite comprising low level W.C., hand basin, radiator, recessed lighting and electrical fusegear.

Light & Airy Bay-Windowed Sitting Room 16' 3" x 11' 3" (4.95m x 3.43m) a delightful room with a large window allowing light to flood in and having radiator and T.V. aerial point.

Spacious Well Appointed Kitchen/Diner 19' 3" x 14' 8" (5.86m x 4.47m) light & airy with extensive worksurfaces, inset 1½ bowl stainless steel sink, contemporary matt Grey-fronted units providing ample drawer and cupboard space and matching overhead cupboards with surface lighting, integrated appliances including Gas Hob with Filter Hood above, built-in Electric Oven & Grill, Dishwasher and Fridge/Freezer and recessed lighting. Understairs Utility Cupboard with central heating control, extractor fan, plumbing for a washing machine and space for a tumble dryer.

Dining Area with ample space for a breakfast table and chairs, vertical designer radiator, T.V. aerial point and double French doors flanked by full-height windows opening out onto a Garden Terrace.

First Floor Landing having radiator, access hatch to loft and built-in cupboard housing Gas-fired Ideal boiler supplying domestic hot water & central heating to radiators and pressurised water tank.

Bedroom One 14' 1" x 10' 8" (4.29m x 3.25m) a spacious room with built-in wardrobe cupboards, central heating thermostat, radiator, T.V. aerial point and door into En Suite Shower Room.

En-Suite Shower Room having contemporary White suite comprising tiled shower enclosure with thermostatic shower controls and glazed splash door, hand basin, low level W.C., electric shaver point, extractor fan, recessed lighting and towel radiator.

Bedroom Two 12' 1" x 9' 8" (3.68m x 2.94m) having radiator and wardrobe cupboard.

Bedroom Three 9' 3" x 7' 7" (2.82m x 2.31m) having radiator.

Bedroom Four 8' 4" x 7' 2" (2.54m x 2.18m) having radiator.

Family Bathroom having contemporary White suite comprising panelled bath with thermostatic shower controls and glazed splash screen, complementary tiling, hand basin, low level W.C., towel radiator, extractor fan and recessed lighting.

OUTSIDE

Detached Garage 20' 0" x 10' 4" (6.09m x 3.15m) approached via a tarmac driveway providing ample off-road parking and having up & over door and power & light connected.

The Easily Managed Gardens To the front is a paved path to the front porch flanked by borders shallow hedging. A gate leads into the West-facing Rear Garden which attracts the afternoon Summer Sun and includes a paved terrace perfect for relaxing and dining alfresco/ barbecues, an outside tap and a sizeable area of artificial grass. To the rear of the Garage is a detached Summerhouse/Home Office which is double glazed and has power and wi-fi connected. The whole is nicely enclosed by closeboarded fencing and hedging, the foliage of which ensures a high level of seclusion.

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

Tenure Freehold with vacant possession.

Service Charge There is an annually reviewable Service Charge currently £161.18 relating to maintenance of the communal areas.

Rating Band "E"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9851-3851-7001-9201-5061>





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)

34 Osprey Road WARMINSTER BA12 8GD	Energy rating B	Valid until: 8 October 2029
		Certificate number: 9851-3851-7001-9201-5061

Property type	Detached house
Total floor area	109 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 B. It has the potential to be A.

[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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		