

# DAVIS & LATCHAM ESTATE AGENTS

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- Modern First Floor Flat
- Within walking distance of Town Centre
- Pleasant Sitting Room & Kitchen with Breakfast Area
- Reserved Parking Space
- Gas-fired Central Heating
- Ideal 1st purchase or Buy-to-Let Investment
- Communal Entrance, Private Inner Hall
- 2 Bedrooms & Bathroom
- Communal Gardens
- Upvc Sealed-unit Double Glazing



**18 Imberwood Close, Warminster, Wiltshire, BA12 9DZ**

**£140,000**



This Spacious First Floor Flat is located within level walking distance to the station, shops and all Town Centre facilities available with no onward sale chain. Communal Entrance, Individual Hall, 2 Bedrooms & Bathroom, Pleasant Sitting Room & Dual Aspect Kitchen with Breakfast Area, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing, Allocated Parking Space.

## Accommodation

**THE PROPERTY** is a light and airy First Floor Flat located in 1 of the 4 blocks which make up Imberwood Close which were built in the late 1990's and have reconstructed stone elevations under a tiled roof. The spacious living accommodation benefits from Gas-fired central heating to radiators via combi boiler replaced in 2025 together with Upvc sealed-unit double glazing and has the added bonus of a good-sized Sitting Room and a Kitchen with Breakfast Area. Although in need of some updating this would be a great choice for a professional couple or as a buy-to-let investment hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** located just a leisurely stroll from the bustling town centre with 3 supermarkets - including nearby Waitrose and Lidl stores, which are practically on the doorstep, together with a host of independent shops, cafes and eateries. Warminster has a wide range of amenities including a theatre & library, hospital & clinics, a beautiful town park and railway station whilst 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 are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road 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

**Communal Entrance Hall** having staircase to the First and Second floors.

**Individual Hall** having private front door, cloaks cupboard housing electric consumer unit and further built-in cupboard.

**Pleasant Sitting Room** 14' 10" x 12' 7" (4.52m x 3.83m) having feature bay window, radiator, T.V aerial point, telephone point and laminate flooring.

**Dual Aspect Kitchen/Breakfast Room** 14' 8" x 8' 8" (4.47m x 2.64m) having postformed worksurfaces and inset stainless steel sink, range of units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, recess for electric cooker, wall-mounted Ideal Gas-fired combi-boiler replaced in 2025 which supplies domestic hot water and central heating to radiators, plumbing for washing machine, space for upright fridge/ freezer and Breakfast Area with radiator and space for breakfast table and chairs.

**Bedroom One** 13' 9" x 9' 7" (4.19m x 2.92m) having radiator.

**Bedroom Two** 11' 9" x 8' 8" (3.58m x 2.64m) having feature bay window, radiator and dado rail.

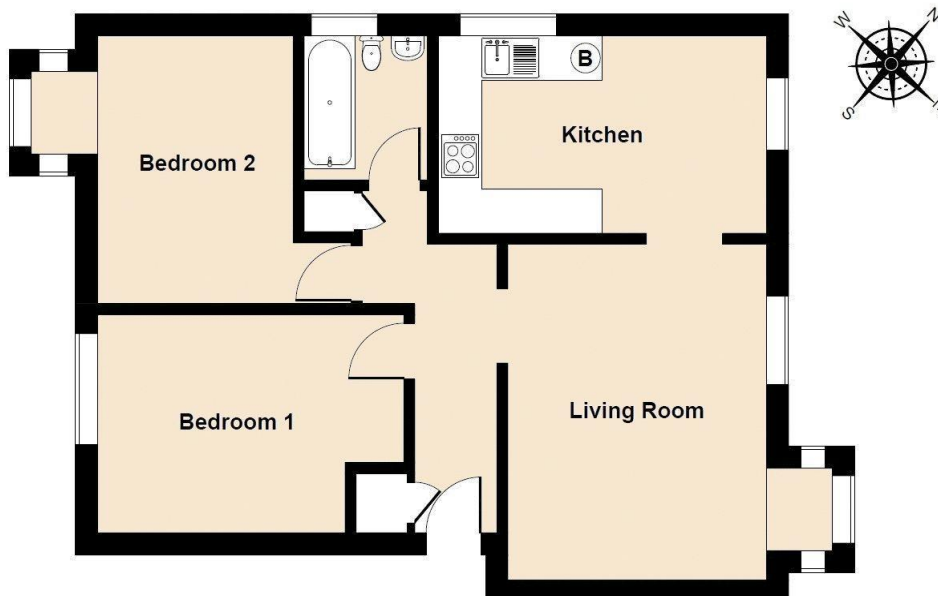
**Fully-tiled Bathroom** having White suite comprising panelled bath with mixer tap/hand shower and glazed splash screen, pedestal hand basin, low level W.C, extractor fan and heated towel rail.

**Allocated Parking** Imberwood Close is approached off Woodcock Road and Number 18 has an allocated parking space at the front of the building.

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

Tenure	Leasehold with vacant possession - the property is held on a 125 year lease which commenced on 1 February 1991 and is subject to an annually reviewable service charge. The current amount payable is £1445.33 per annum for the period 1st February 2026 – 31st Jan 2027 covering the maintenance of communal areas and gardens, external decoration and Buildings Insurance.
Ground Rent	£75.00 per annum (subject to an increase of £25.00 every 25 years of the lease).
Rating Band	"B"
EPC URL	<a href="https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2371-0290-2397-0361">https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2371-0290-2397-0361</a>

Approximate Gross Internal Area  
Main House = 65 sq m (704 sq ft)



### FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

**VIEWING** By prior appointment through  
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## Energy performance certificate (EPC)

18 Imberwood Close WARMINSTER BA12 9DZ	Energy rating	Valid until:	18 January 2033
	<b>C</b>	Certificate number:	0300-2371-0290-2397-0361

Property type	Mid-floor flat
Total floor area	63 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	80 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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