

DAVIS & LATCHAM ESTATE AGENTS

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- Spacious family Home
- Close to extensive public open space
- Sitting Room, Dining Room
- Shower Room & 3 Bedrooms
- Gas-fired Central Heating to radiators
- Within walking distance of Schooling & the Town Centre
- Cloakroom, Study/Bedroom 4
- Conservatory, Kitchen
- Easily Managed Front and Rear Gardens
- Upvc Sealed Unit Double Glazing



2 Chiltern Close, Warminster, Wiltshire, BA12 8QU

£230,000



This spacious family Home is within a comfortable walking distance of Schooling, the Railway Station, Town Centre and close to extensive public open space. Hall, Cloakroom, Study/Bedroom 4, Sitting Room, Dining Room, Conservatory, Kitchen, First Floor Landing, Shower Room & 3 Bedrooms, Easily Managed Front and Rear Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a spacious link-detached home which has brick and rendered elevations under a tiled roof with a flat-roofed single-storey section whilst the accommodation benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double-glazing and has the added bonus of a third reception room which could serve as a downstairs Study or Bedroom. This would be a great choice for a family seeking a competitively priced first home hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Chiltern Close is a peaceful residential cul-de-sac, close an extensive public open space - great for dog walking and including a children's play area whilst also being not far from the Downs and Golf Course which overlook Warminster. Within comfortable level walking distance is schooling and the railway station whilst the town centre provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries together with a wide range of other amenities which include a theatre and library, hospital and clinics. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. Other main centres in the area include Frome, Westbury, Trowbridge, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by car.

ACCOMMODATION

Porch having Upvc double-glazed front door, built-in cupboard and inner door into:

Hall having radiator, understair cupboard.

Cloakroom having White suite comprising low level W.C. and hand basin.

Downstairs Bedroom 4/Study 10' 0" max x 8' 4" max (3.05m x 2.54m) having radiator and two built-in cupboards.

Kitchen 11' 4" x 8' 4" (3.45m x 2.54m) having postformed worksurfaces, inset 1½ bowl sink, ample drawer and cupboard space, complementary ceramic tiling, matching overhead cupboards, Ceramic Hob with Filter Hood above, built-in Electric Oven and Grill, integrated Washing Machine, Fridge and Freezer, radiator and wall-mounted Baxi Gas-fired boiler supplying central heating and domestic hot water.

Spacious Dining Room 15' 4" x 13' 11" (4.67m x 4.24m) having radiator, ample space for dining table & chairs, a staircase leads to First Floor and an opening leads into the Sitting Room.

Pleasant Dual Aspect Sitting Room 13' 11" x 9' 10" (4.24m x 2.99m) having T.V. aerial point and radiator.
From the Dining Room a door leads into the Conservatory.

Conservatory 15' 11" x 6' 7" (4.85m x 2.01m) with double doors opening into Garden.

First Floor Landing

Bedroom One	11' 5" x 9' 0" (3.48m x 2.74m) having radiator and mirror fronted wardrobes.
Bedroom Two	8' 6" x 7' 9" (2.59m x 2.36m) having radiator and built-in .in cupboards.
Bedroom Three	8' 10" x 5' 9" (2.69m x 1.75m) having radiator and fitted cupboards.
Shower Room	having White suite comprising shower enclosure with Triton shower over, vanity hand basin with cupboard under, complementary tiling, low level W.C. and radiator.

OUTSIDE

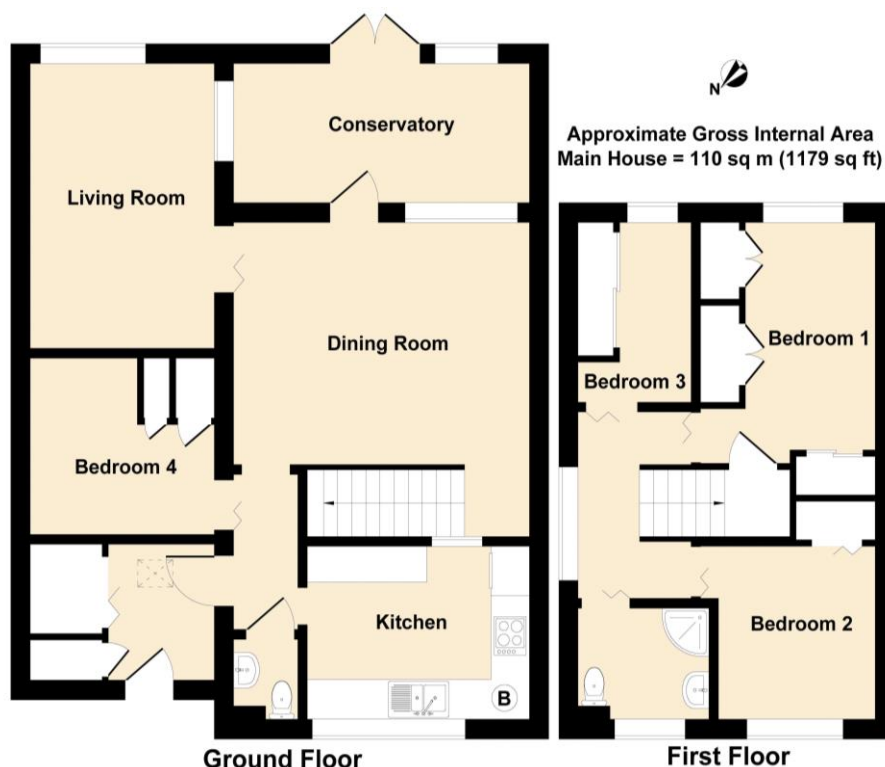
On-Street Parking	is usually available in front of the property on a first come - first served basis.
The Gardens	The Front Garden set behind walling comprises an area of artificial turf and a path to the front door, whilst the rear Garden enjoys a sunny aspect and includes paved terrace and artificial turf, a paved patio, in one corner is a Shed and the whole is enclosed by fencing and walling whilst a handgate gives access to public open space at the rear of the property.

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

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/9730-3039-7206-3574-0200>



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)			
2 Chiltern Close WARMINSTER BA12 8QU	Energy rating <div>D</div>	Valid until:	16 June 2034
		Certificate number:	9730-3039-7206-3574-0200
Property type		Mid-terrace house	
Total floor area		100 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 C.

[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

