

DAVIS & LATCHAM ESTATE AGENTS

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- A Spacious Individual Bungalow**
- Sunny South-facing Sitting/Dining Room**
- 2 Double Bedrooms, Recently Re-fitted Bathroom**
- Private Established Gardens**
- Upvc Sealed-Unit Double Glazing**
- Tucked away in this exclusive area of the Town**
- Well Appointed Kitchen, Side Hall & Cloakroom**
- Driveway Parking, Car Port & Garage**
- Gas-fired Central Heating**
- Roof-Mounted PV Panels**



29 The Downlands, Warminster, Wiltshire, BA12 0BD

£375,000



Early inspection strongly advised - no associated sale chain. A rare opportunity to acquire a Spacious Individual Bungalow nicely tucked away in this exclusive residential area of the Town. Porch, Entrance Hall, 2 Double Bedrooms, Recently Re-fitted Bathroom, Sunny South-facing Sitting/Dining Room, Well Appointed Kitchen, Side Hall & Cloakroom, Driveway Parking, Car Port & Garage and Private Established Gardens, Gas-fired Central Heating, Upvc Sealed-Unit Double Glazing, Roof-Mounted PV Panels.

Accommodation

THE PROPERTY is a well appointed individual detached bungalow which has attractive reconstructed stone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit Double Glazing and has the added bonus of roof-mounted Photo Voltaic panels which generate free day-time Electricity. Updated in recent years the bungalow now boasts a re-fitted Kitchen and Bathroom together with an upgraded heating system making this a rare opportunity to acquire a comfortable well-appointed bungalow ideally suited for retirement, in an exclusive, highly regarded residential area of the town. This is a property which really must be viewed to be fully appreciated hence the Agents recommend early accompanied internal inspection in order to avoid disappointment.

LOCATION The Downlands is a highly regarded private residential area on the Northern fringes of the town, built around an extensive open landscaped area and in the lea of the local beauty spot Cop Heap and also not far from the Downs and Golf Course. The bustling centre of Warminster is within a comfortable short stroll on foot and provides excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Other amenities include a theatre & library, hospital & clinics and a nearby 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, Trowbridge, Frome, 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 road.

ACCOMMODATION

Porch	having double glazed front door opening into:
Entrance Hall	having telephone point, radiator, built-in cloaks cupboard and hatch with folding ladder to loft.
Bedroom One	15' 5" x 11' 10" (4.70m x 3.60m) having radiator, range of wardrobe cupboards and T.V. aerial point.
Bedroom Two	11' 10" x 9' 10" (3.60m x 2.99m) having wardrobe cupboards and radiator.
Recently Re-fitted Bathroom	having contemporary White suite comprising panelled bath, pedestal hand basin, low level W.C., complimentary wall tiling, extractor fan, recessed lighting and towel radiator.
Sunny South-facing Sitting Room	23' 2" x 12' 0" (7.06m x 3.65m) plus recessed bay window overlooking the Garden, having log-effect Electric fire with paved hearth creating a focal point, 2 radiators, T.V. aerial point, double French doors opening onto Garden Terrace and archway leading into the Kitchen.
Recently Re-fitted Kitchen	14' 8" x 11' 9" (4.47m x 3.58m) having postformed worksurfaces, inset ceramic White sink, range of contemporary Cream units providing drawer and cupboard space, complimentary tiling and matching overhead cupboards, inset Gas Hob, built-in Electric Oven and Microwave, radiator, recessed lighting, shelved linen cupboard housing pressurised water cylinder with immersion heater fitted

and heating controls, and further cupboard with plumbing for washing machine also housing Gas-fired Worcester boiler supplying domestic hot water and central heating.

Side Porch with double glazed outer door and glazed inner door to Kitchen.

Cloakroom having low level W.C., hand basin and electrical fusebox.

OUTSIDE

Garage 16' 0" x 8' 9" (4.87m x 2.66m) approached via a tarmac driveway providing ample off-road parking space, having up & over door, power & light connected and personal side door. The PV Inverter and battery storage is located in the Garage.

Adjacent to the Garage is Undercover Parking.

The Private Established Gardens were at one time a feature of the property although they are now a little overgrown. To the rear of the bungalow is a sizeable brick paved terrace which enjoys a Sunny Southerly aspect whilst surrounding the property are many mature shrubs and bushes, a colourful water feature and a sloping bank with ground cover plants.

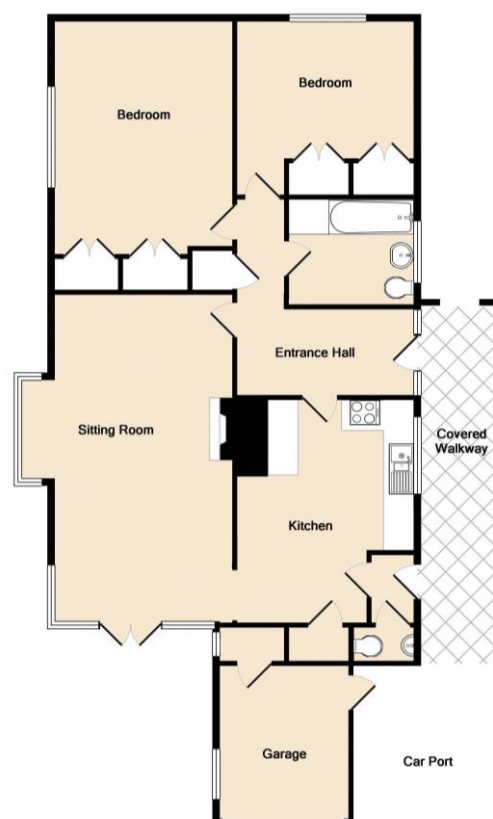
Services We understand Mains Water, Drainage, Gas & Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "D"

Please Note: The Downlands is a private residential area operating under the umbrella of a Residents Association to which all residents belong and pay a one-off joining fee of £750.00 on purchase and an annual subscription, currently £105.00 - discounted to £100.00 for prompt payment - which provides for the upkeep of communal areas, footpaths, roads etc.

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/8598-7429-6959-2105-4996>



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)

29, The Downlands WARMINSTER BA12 0BD	Energy rating E	Valid until: 14 November 2028
		Certificate number: 8598-7429-6959-2105-4996

Property type	Detached bungalow
Total floor area	85 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 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