

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- | | |
|---|---|
| <p>Ground Floor Apartment</p> <p>1 Double Bedroom</p> <p>Sitting Room, Kitchen</p> <p>Residents' Lounge & Laundry Room</p> <p>Sealed-unit Double Glazing</p> | <ul style="list-style-type: none"> • Town Centre Retirement Development • Fully-tiled Shower Room • Lift serving all floors • House Manager • Economy 7 Night Store Heating |
|---|---|



**3 Homeminster House, Station Road, Warminster, Wiltshire,
BA12 9BP
£69,950**



Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Fully-tiled Shower Room, Pleasant Sitting Room, Kitchen, Sealed-unit Double Glazing & Economy 7 Night Store Heating, House Manager, Residents' Lounge & Laundry Room. A Rare Opportunity to acquire a conveniently located Ground Floor Apartment in this very popular Retirement Development.

Accommodation

THE PROPERTY is a spacious, well appointed retirement apartment conveniently located on the Ground Floor of Homeminster House, an attractive purpose-built development of retirement apartments with well-lit communal hallways and all floors are served by a lift and stairways. All properties benefit from Double Glazing and Economy 7 Night Store Heating, all power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager who is responsible for overseeing the smooth day-to-day running of the building whilst an out-of-hours Careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. Thoughtfully designed with retirement in mind, this is a very rare opportunity to acquire a light & airy Ground Floor apartment at Homeminster House hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Homeminster House is conveniently located just a leisurely stroll from the town centre and its excellent shopping facilities - a Lidl supermarket is practically on the doorstep and a Waitrose store is also located nearby, together with a theatre and library, hospital and clinics whilst the railway station is a minute away on foot with regular service to London - Waterloo. The other main centres in the area including Westbury, Frome, Trowbridge, Bath and Salisbury are all easily accessible by car, 'bus or train.

ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

Hall with individual front door into the apartment.

Private Inner Hall with cloaks hanging space, entryphone/intercom and smoke alarm sensor.

Bedroom 15' 8" x 8' 7" (4.77m x 2.61m) with night store heater, wall light fittings and wardrobe cupboard with bi-fold doors, hanging rail & shelf.

Fully-tiled Shower Room with contemporary White suite comprising walk-in shower with glazed splash screen and Mira shower, vanity hand basin with cupboard under, low level W.C., towel heater, extractor fan and complementary wall and floor tiling.

Pleasant Sitting Room 14' 3" x 12' 0" (4.34m x 3.65m) a light and airy room with a large picture window and double glazed door enjoying a pleasant aspect of the entrance to the building and direct access onto a small area of Garden, Dimplex Quantum night store heater with mantel shelf over, telephone point, wall light points, T.V. aerial point, built-in shelved store cupboard housing electrical fusegear together with cold water tank and hot water cylinder with twin immersion heaters.

From the Sitting Room an archway leads into:

Kitchen 7' 2" x 5' 5" (2.18m x 1.65m) with postformed worksurfaces and inset stainless steel single drainer sink, drawer & cupboard space, matching overhead cupboards, shelving, built-in Electric Oven and Electric Ceramic Hob, Lec fridge, complementary wall and floor tiling and extractor fan.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to well tended borders stocked with a variety of ground cover plants and shrubs. Number 3 is on the Ground Floor and can be accessed either via the communal entrance or independently.

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

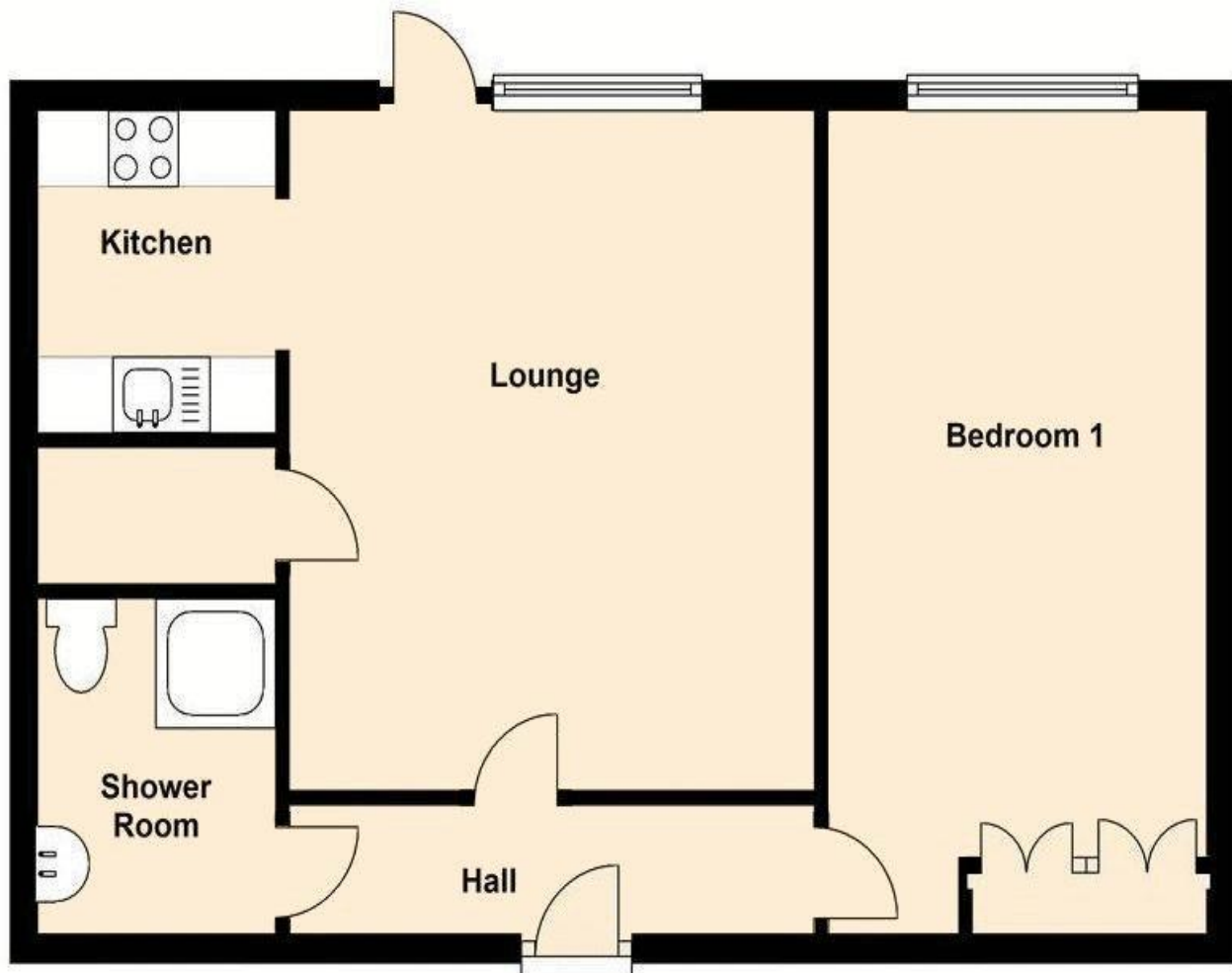
Tenure Leasehold with vacant possession.

Lease The property is held on a 99 year lease which commenced on 01.09.1985 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 September 2023 - 29 February 2024 is £1,913.63. This covers the upkeep of communal areas, provision of the House Manager, metered Water and includes Building Insurance.

Ground Rent £256.03 for the current half-year period.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0913-1212-2307-1912-1000>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
43 Market Place
Warminster
Wiltshire
BA12 9AZ.
Telephone Warminster 01985 846985
Fax: Warminster 01985 847985
Website - www.davislatcham.co.uk
E-mail - homes@davislatcham.co.uk

PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior permission.

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)

Flat 3 Homeminster House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 10 September 2033 <hr/> Certificate number: 0913-1212-2307-1912-1000
---	---------------------------	--

Property type

Ground-floor flat

Total floor area

44 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 current 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+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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