

DAVIS & LATCHAM ESTATE AGENTS

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- A comfortable Village home
- Wylde Valley Village location
- Fitted Kitchen
- 2 Allocated Parking Spaces
- LPG Gas-fired Central Heating to radiators
- In a small courtyard development
- Cloakroom, Sitting/Dining Room
- 3 Bedrooms & Bathroom
- Small Front Garden
- Sealed-Unit Double Glazing



**2 Campbell Place, Norton Road, Sutton Veny, Warminster,
Wiltshire, BA12 7SA**

£225,000



A comfortable Village home in a small courtyard development located on the fringes of this very popular Wylde Valley Village. Entrance Lobby, Hall, Cloakroom, Pleasant Sitting/Dining Room, Fitted Kitchen, First Floor Landing, Bathroom & 3 Bedrooms, 2 Allocated Parking Spaces and Small Front Garden, LPG Gas-fired Central Heating to radiators & Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY forms part of a small imaginatively designed courtyard development created from former farm buildings during the mid 1990's and incorporating a fine open-fronted Grade II listed timber-framed Barn. 2 Campbell Place has attractive brick and decorative clad elevations under a slate roof and provides comfortable well-planned accommodation which benefits from sealed unit double glazing together with LPG Gas-fired central heating to radiators and includes a wealth of exposed structural timberwork. This is a rare opportunity to acquire a delightful village property combining the charm of a period cottage with the convenience of a modern home which would suit family occupation or retirement. As village properties of this nature are currently scarce the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Campbell Place is an exclusive courtyard development approached off the Norton Road on the fringes of this small and welcoming community surrounded by lovely open Wiltshire countryside, officially classified as an Area of Outstanding Natural Beauty which keen cyclists and ramblers alike are sure to find highly appealing. Sutton Veny is a small village with many different styles of property whilst the village facilities including the highly regarded Sutton Veny C of E Primary School and the impressive Parish Church of St John The Evangelist built in 1866 in memory of Joseph Everett, with its adjacent ANZAC Commonwealth war graves. The bustling nearby town of Warminster, just over 2 miles distant, offers excellent shopping facilities, 3 supermarkets including a Waitrose store and a host of independent shops and eateries together with excellent schooling which includes Kingdown School and Warminster co-educational boarding and day Public School. Other amenities include a theatre and library, hospital and clinics and a railway station. 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 whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

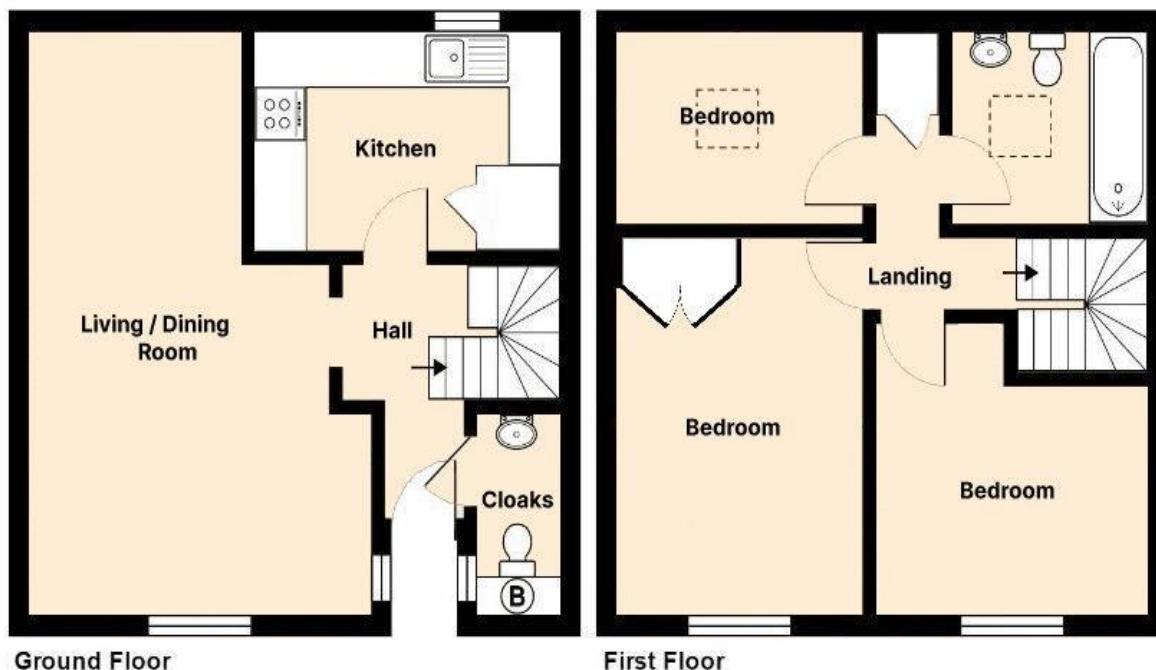
- Entrance Lobby** having paving, courtesy light and a glazed door leading into:
- Hall** having radiator, laminate flooring and staircase to First Floor.
- Cloakroom** having low level W.C., hand basin, radiator, electrical fusegear, vinyl flooring and wall-mounted Ideal LPG Gas-fired Ideal boiler providing central heating to radiators and domestic hot water.
- Pleasant Sitting/Dining Room** 20' 3" x 13' 2" (6.17m x 4.01m) x 20' 3" x 8' 3" (6.17m x 2.51m) having exposed beam, T.V. aerial point, 2 radiators, built-in bookshelving, laminate flooring, ample space for dining table & chairs and serving hatch to Kitchen.
- Well Appointed Kitchen** 11' 7" x 7' 9" max (3.53m x 2.36m) having postformed worksurfaces, inset 1½ bowl stainless steel sink, Oak fronted units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards with pelmet lighting, built-in Electric Oven, Gas Hob and Filter Hood above, plumbing for washing machine, vinyl flooring and understairs cupboard.

First Floor Landing	having exposed structural timberwork, roof window ensuring maximum natural light and built-in linen cupboard housing hot water cylinder with immersion heater fitted.
Bedroom One	12' 11" x 9' 4" (3.93m x 2.84m) having radiator and built-in wardrobes.
Bedroom Two	11' 7" x 10' 9" (3.53m x 3.27m) having exposed structural timberwork, radiator and access hatch with folding ladder to an extensive loft space.
Bedroom Three	9' 4" x 7' 0" (2.84m x 2.13m) with radiator and roof window ensuring maximum natural light.
Bathroom	having White suite comprising panelled bath with Mira shower and glazed splash screen, pedestal hand basin, complementary tiling, low level W.C., radiator, extractor fan, roof window and vinyl flooring.

OUTSIDE

Campbell Place	is approached from the Norton Road through a wide, pillared entrance over a brick-paved driveway serving all properties in Campbell Place.
The Garden	is just to the front of the property and comprises a small area of lawn and a flowerbed offering scope for the imaginative display of seasonally planted tubs.
Parking For Two Cars	is allocated to the property, one of which is undercover in the open-fronted Grade II listed barn opposite the property, whilst the other on the nearby gravelled area.
Services	We understand Mains Electricity and Metered Water is connected to the property whilst Drainage is to a private drainage system serving all properties in Campbell Place. Metered LPG Gas is provided from a communal tank.
Tenure	Freehold with vacant possession.
Note:	Campbell Place Management Co. Limited administers the upkeep and maintenance of communal areas including the drainage system, barn and car parking for which a pro-rata share of costs is payable, currently £92.00 per month.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2637-7329-2200-0318-3296





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 Campbell Place Norton Road Sutton Veny WARMINSTER BA12 7SA	Energy rating E	Valid until: 25 January 2033
		Certificate number: 2637-7329-2200-0318-3296

Property type: Mid-terrace house

Total floor area: 76 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		78 C
55-68	D		
39-54	E	46 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