

DAVIS & LATCHAM ESTATE AGENTS

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|----------------------------------------------------|---------------------------------------------------|
| Family sized Semi-Detached House | • Now in need of updating |
| A Village home at an attractive price point | • Sitting Room, Kitchen/Diner |
| Downstairs Shower Room | • Three Bedrooms |
| Garage & Driveway Parking | • Generously Sized West Facing Rear Garden |
| Oil-fired Central Heating to radiators | • Upvc Sealed-Unit Double Glazing |



3 Heathway, Corsley, Warminster, Wiltshire, BA12 7PJ

£280,000



This family sized Semi-Detached House which is now in need of updating provides a rare opportunity to purchase a Village home at an attractive price point. Entrance Lobby, Pleasant Sitting Room, Kitchen/Diner, Downstairs Shower Room, First Floor Landing, Three Bedrooms, Garage & Driveway Parking, Generously Sized West Facing Rear Garden, Oil-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a semi-detached ex-local authority house but like many is now in private ownership. With spacious accommodation which is now in need of updating and a generously sized rear garden the property would be ideal for family occupation. The property has brick elevations under a mansard-style tiled roof and features Oil-fired central heating to radiators together with Upvc sealed unit double glazing. This is a rare opportunity to acquire a family sized home in a village at this price point, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION the Heathway forms part of the village of Corsley which is close to the Wiltshire/Somerset borders, a scattered rural community designated an Area of Outstanding Natural Beauty which borders the Longleat Estate, the ancestral home of Lord Bath and just minutes from unspoilt woodlands for dog walking or rambling. The towns of Warminster and Frome are both readily accessible, each providing excellent shopping facilities, schooling and other amenities such as music venues like the Cheese & Grain, various theatres, train stations etc. There are a variety of supermarkets, independent shops and eateries. Warminster has a beautiful town centre park and railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto South Wales. The towns are both served by regular buses and a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Salisbury and Bath are all within comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads provide swift access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Entrance Lobby having Upvc double glazed front door and staircase to the First Floor.

Pleasant Sitting Room 14' 9" max x 12' 1" (4.49m x 3.68m) having open fire with tiled surround and hearth, radiator, heating thermostat and T.V. aerial point.

Kitchen/Diner 17' 9" x 8' 10" (5.41m x 2.69m) with the dual aspect having postformed worksurfaces, stainless steel sink, range of Beech effect fronted units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Double oven, Electric Hob with Filter Hood above, recess & plumbing for washing machine, pantry, 2 radiators, ceramic tiled floor and Grant Oil-fired boiler supplying domestic hot water and heating to radiators.

Rear Lobby having Upvc double glazed door to Rear Garden, electric consumer unit, radiator and ceramic tiled flooring.

Downstairs Shower Room having contemporary White suite comprising shower enclosure with Mira shower controls, pedestal hand basin, complementary wall tiling, low level W.C. extractor fan, ceramic tiled flooring and radiator.

First Floor Landing having access hatch to loft.

Bedroom One 17' 9" max x 9' 7" max (5.41m x 2.92m) enjoying dual aspects, having shelved cupboard housing hot water cylinder with immersion heater fitted, bulkhead of staircase and radiator.

Bedroom Two	10' 7" x 8' 11" (3.22m x 2.72m) having radiator.
Bedroom Three	8' 8" max x 8' 5" max (2.64m x 2.56m)
OUTSIDE	
Garage	18' 6" max x 11' 5" max (5.63m x 3.48m) having up & over door, approached via a tarmac driveway providing ample off-road parking.
The Gardens	To the front is an area laid to shingle with shrubbery and a path to the front door. The generous-sized Rear Garden has the potential to become a real feature. At present there is paving, a lawn, an outside tap, shed and path leading to a large area set aside for the cultivation of vegetables together with a shed and greenhouse. The whole is nicely surrounded by fencing making it safe and secure for small children and pets.
Services	We understand Mains Water and Electricity are connected to the property. Drainage is to a communal private sewage system operated by Selwood Housing to whom a standing charge is payable - currently £54.55 per calendar month.
Tenure	Freehold with vacant possession.
Rating Band	"B"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/0788-3052-3203-3485-4204
NOTE:	There are scheduled works to update the drainage in 2027 in Heathway of which each household is expected to contribute towards the cost. At the moment the projected figure is £16,217.29 per household. Please take this into account when negotiating.



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)

3 Heathway Corsley WARMINSTER BA12 7PJ	Energy rating E	Valid until: 8 July 2035
		Certificate number: 0788-3052-3203-3485-4204

Property type	Semi-detached house
Total floor area	78 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		