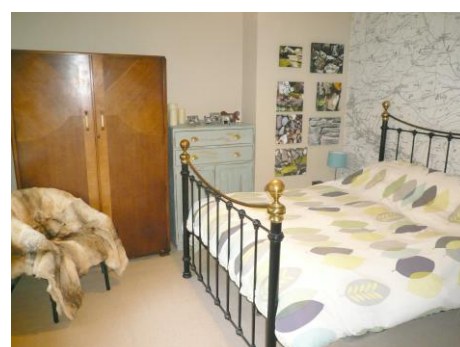


# DAVIS & LATCHAM ESTATE AGENTS

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



- |   |   |
|---|---|
| <b>Affordable Extended Family Home</b>            | • <b>Adjoining Farmland</b>                         |
| <b>Sitting/Dining Room, Fitted Kitchen</b>        | • <b>Utility, Rear Hall, Study</b>                  |
| <b>Downstairs Bathroom</b>                        | • <b>3 Bedrooms</b>                                 |
| <b>Driveway Parking</b>                           | • <b>Easily Maintained Front &amp; Rear Gardens</b> |
| <b>LPG Gas-fired Central Heating to radiators</b> | • <b>Upvc Sealed Unit Double Glazing</b>            |



**2 Brook Walk, Chitterne, Warminster, Wiltshire, BA12 0LE**

**£275,000**



Entrance Hall, Pleasant Sitting/Dining Room, Fitted Kitchen, Utility, Rear Hall, Study, Downstairs Bathroom, First Floor Landing & 3 Bedrooms, Driveway Parking and Easily Maintained Front & Rear Gardens, LPG Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing. A Rare Opportunity to purchase an Affordable Extended Family Home adjoining Farmland in this Popular Village.

## Accommodation

**THE PROPERTY** is a light & airy house, one in a terrace of four, which has brick elevations under a tiled roof and is believed to have been built to house local farm workers but is now in private ownership. The extended living accommodation benefits from Upvc sealed unit double glazing together with LPG Gas-fired central heating to radiators complemented by a contemporary fitted Kitchen and Bathroom whilst the rear of the house boasts uninterrupted views across the adjacent farmland. This is a comfortable, well presented home ideally suited for family occupation and as properties of this type are scarce the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Brook Walk off Townsend is as its name suggests a bridge over Chitterne Brook, a winterbourne which flows through the downland village of Chitterne before becoming a tributary of the River Wylde in Codford. The focus of life centres on the Church and village hall, although nearby Codford has an excellent primary school, a filling station hosting a Budgen's village store & off-licence, a Clinic, Vets practice and the Woolstore Village Theatre. Warminster is approximately 7 miles with excellent shopping facilities - 3 supermarkets including a Waitrose store and a wide range of other amenities which include a theatre, primary schooling and library, hospital and clinics and a railway station with regular rail 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 Frome, Westbury, Trowbridge, Bath and Salisbury are within comfortable driving distance as are the various Salisbury Plain military bases 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

- Entrance Hall** with Upvc double glazed door and side window, Oak flooring, telephone point, stairs to the First Floor with understairs cupboard and radiator.
- Pleasant Sitting/Dining Room** 24' 9" x 12' 9" max (7.54m x 3.88m) having fireplace housing multi-fuel stove with stone hearth creating a focal point, T.V. aerial point, ample space for dining table & chairs, built in display shelving and storage cupboards, 2 radiators and polished Oak flooring.
- Contemporary Fitted Kitchen** 12' 9" max x 12' 9" max (3.88m x 3.88m) with Quartz worksurfaces and deep Belfast sink, Shaker-style units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards with pelmet lighting, recess for Electric Range (not included), Filter Hood above, integrated Dishwasher, recess for fridge/freezer, radiator, recessed spotlighting and ceramic tiled flooring.
- Utility** with worksurface, plumbing for washing machine flanked by additional cupboards.
- Rear Hall** with cupboard housing Worcester LPG Gas-fired Combi-boiler providing domestic hot water and central heating to radiators, and double glazed door to Rear Garden.
- Study** 8' 2" x 6' 3" (2.49m x 1.90m) with radiator, polished Oak flooring and broadband terminal.

**Downstairs Bathroom** with period-style White suite with shower over the bath with thermostatic shower controls and glazed splash screen, pedestal hand basin, high level W.C., complementary wall tiling, heated towel radiator and ceramic tiled flooring.

**First Floor Landing** with loft access.

**Bedroom One** 14' 8" x 11' 11" (4.47m x 3.63m) with walk in wardrobe and radiator.

**Bedroom Two** 12' 5" x 9' 5" (3.78m x 2.87m) with radiator.

**Bedroom Three** 9' 6" x 8' 8" (2.89m x 2.64m) with radiator.

## OUTSIDE

**Off-road Parking** on the shingle driveway at the front of the property for 2 vehicles.

**The Easily Maintained Front & Rear Gardens** are mainly laid to lawn, the front lawn has a shingle path leading to the front door, hedging and an open fence. The rear includes a paved terrace and steps up to an area of lawn with a block built Garden Store which has power & light connected, all nicely enclosed by walling whilst a handgate and path serves as rear access for Garden deliveries and just across the path is open farmland.

**Note:** To the right hand side of the terrace there is a path leading to the rear of the houses.

**Services** We understand Mains Water and Electricity are connected, whilst Drainage is to a Septic Tank shared with the other properties in the terrace.

**Tenure** Freehold with vacant possession.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1100-2271-0922-2097-3993>







## FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

### VIEWING

By prior appointment through DAVIS & LATCHAM, 43 Market Place, Warminster, Wiltshire BA12 9AZ. Tel: Warminster 01985 846985 Fax: Warminster 01985 847985 Website: [www.davislatcham.co.uk](http://www.davislatcham.co.uk) E-mail - [homes@davislatcham.co.uk](mailto: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 consent.

**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 Brook Walk Chitterne Warminster BA12 0LE		Energy rating  <b>E</b>
Valid until 13 January 2031	Certificate number 1100-2271-0922-2097-3993	

**Property type**

Mid-terrace house

**Total floor area**

115 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property**

This property's current energy rating is E. It has the potential to be B.

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