

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



Recently Completed Detached Bungalow
Open-Plan Dual Aspect Living Room/Kitchen
Manageable Rear Garden
Upvc Sealed Unit Double Glazing

- 2 Bedrooms & Bathroom
- Ample Off-Road Parking
- Gas-fired Under Floor Heating
- 10 Year Build Zone Warranty



New Bungalow 14 Mount Lane, Warminster, Wiltshire, BA12 9QH

£264,000

PRICE JUST REDUCED Hall, 2 Bedrooms & Bathroom, Open-Plan Dual Aspect Living Room/Kitchen, Ample Off-Road Parking & Manageable Area of Rear Garden, Gas-fired Under Floor Heating & Upvc Sealed Unit Double Glazing, 10 Year Build Zone Warranty A rare opportunity to acquire a Recently Completed Detached Bungalow in a Quiet Lane on the Southern Outskirts of the Town.

Accommodation

THE PROPERTY

is a newly built individual detached bungalow which has attractive brick elevations under a tiled roof and benefits from 5-zone Gas-fired underfloor heating together with Upvc sealed-unit double glazing and will be sold with the benefit of a 10 year Build Zone warranty. The light & airy living accommodation features Oak internal doors and polished engineered Oak flooring whilst its elevated setting enjoys far reaching views across the town. This well planned home would ideally suit someone seeking a comfortable home in a peaceful non-estate setting, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Mount Lane is a peaceful residential road approached off Hillwood Lane on the elevated Southern outskirts of Warminster, enjoying far reaching views including glimpses of Christ Church and within easy reach of many unspoilt rural walks including the nearby woodland of the Longleat Estate. The town centre is just over a mile with its excellent shopping facilities – 3 supermarkets including a Waitrose store and a wide range of other amenities which include a theatre and library, hospital and clinics, and rail station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West 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 composite front door, engineered Oak flooring, built-in cupboard housing electrical fusegear and access hatch with folding ladder to loft housing Worcester combi-boiler supplying domestic hot water and underfloor heating

Bedroom One

10' 7" x 9' 7" (3.22m x 2.92m) enjoying views towards Christchurch, with engineered Oak flooring and underfloor heating, and mirror-fronted wardrobe cupboard housing heating terminals.

Bedroom Two

10' 7" x 7' 6" (3.22m x 2.28m) with engineered Oak flooring and underfloor heating control.

Bathroom

having a contemporary White suite comprising panelled bath with double head thermostatic shower controls and bi-fold splash screen, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary tiling, oil-filled heated towel radiator, extractor fan, recessed spotlighting and tiled flooring.

Open-Plan Dual Aspect Kitchen/Living Room 20' 1" x 10' 1" (6.12m x 3.07m) x 20' 1" x 8' 7"

(6.12m x 2.61m) comprising Kitchen Area with range of contemporary High Gloss White units sourced from Howdens including postformed worktops, inset single drainer stainless steel sink, ample drawer and cupboard space, matching overhead cupboards, built-in Electric Oven and Ceramic Hob with Filter Hood above, plumbing for washing machine, integrated Fridge and Freezer, recessed spotlighting, ceramic tiled flooring, Living/Dining Area with ample space for sofa

and dining table & chairs, engineered Oak flooring, 2 T.V. aerial points, telephone point and pair of double glazed French doors which overlook the Rear Garden making this a room with a view!

OUTSIDE

Ample Parking

To the front of the bungalow is a brick paved forecourt providing ample parking space for 3 vehicles side-by-side whilst a path to one side leads to the Rear Garden.

The Garden

Located to the rear of the bungalow is a sizeable gently sloping area of lawn which enjoys far reaching views to Christ Church and across the town, all nicely enclosed by fencing and walling ensuring privacy.

Services

We understand Mains Water, Drainage, Gas and Electricity are all connected.

Tenure

Freehold with vacant possession.

Rating Band

Not yet assessed.

EPC URL

<https://www.epcregister.com/direct/9318-1001-7398-7010-6284>



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 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



HM Government

14, Mount Lane, WARMINSTER, BA12 9QH

Dwelling type: Detached bungalow
Date of assessment: 19 August 2020
Date of certificate: 19 August 2020

Reference number: 9318-1001-7398-7010-6284
Type of assessment: SAP, new dwelling
Total floor area: 51 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

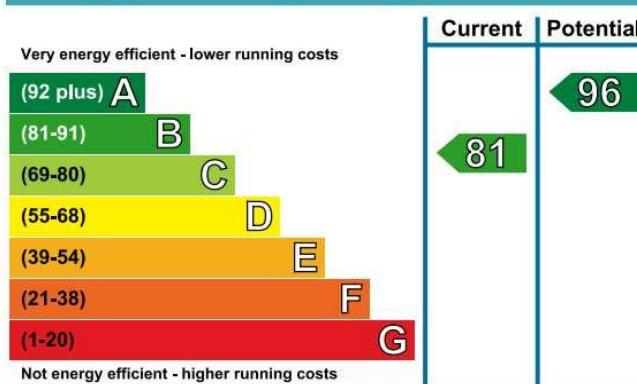
Estimated energy costs of dwelling for 3 years:	£ 963
Over 3 years you could save	£ 75

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 651 over 3 years	£ 651 over 3 years	
Hot Water	£ 180 over 3 years	£ 105 over 3 years	
Totals	£ 963	£ 888	 You could save £ 75 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 72
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,056