

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



Detached Chalet Bungalow

Two Ground Floor Double Bedrooms & Shower Room

Well Equipped Kitchen, Conservatory-Style Breakfast Area

Home Office, Television Room

Gas-fired Central Heating to radiators

• Highly Prized Residential area

• Dual Aspect L-Shaped Sitting/Dining Room

• First Floor Bedroom with En-Suite Shower Room

• Ample Off Road Parking, South-West facing Rear Garden

• Upvc Sealed-unit Double Glazing



6 Plants Green, Warminster, Wiltshire, BA12 9NN

£385,000



Porch, Entrance Hall, Two Ground Floor Double Bedrooms & Shower Room, Spacious Dual Aspect L-Shaped Sitting/Dining Room, Television Room, Well Equipped Kitchen with Conservatory-Style Breakfast Area, First Floor Bedroom with En-Suite Shower Room & Home Office, Ample Off Road Parking, Private South-West facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing. A Rare Opportunity to acquire a Well Presented Detached Chalet Bungalow in this Highly Prized Residential area just minutes from the Town Centre.

Accommodation

THE PROPERTY is an individual detached chalet-style bungalow with colour-washed rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing and cavity insulation. Extended in recent times the property provides well presented accommodation with the added bonus of occupying one of the most highly prized residential areas of the town. This is an excellent choice for someone seeking a home for retirement which is conveniently close to the centre of Warminster, hence the Agents strongly recommend an early accompanied internal inspection to avoid disappointment.

LOCATION

It would be very hard to find somewhere more convenient than Plants Green and for this very reason it is highly favoured for retirement. Enjoying the best of both worlds, not only does the property benefit a lovely private Garden but is located within a matter of a few minutes gentle stroll from the town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and a wide range of other amenities, a theatre 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 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 Porch** with courtesy light and double glazed front door opening into:
- Hall** with polished wood block flooring, radiator, built-in cloaks cupboard, understairs cupboard and flight of stairs which lead to the First Floor Home Office and Bedroom 1.
- Shower Room** having contemporary White suite comprising glazed shower enclosure with Mira shower controls, vanity hand basin with cupboard under and low level W.C., towel radiator, complementary wall and floor tiling, extractor fan and recessed spotlighting.
- Bedroom Two** 12' 0" x 10' 4" (3.65m x 3.15m) with radiator.
- Bedroom Three** 11' 10" x 8' 11" (3.60m x 2.72m) with radiator.
Approached via a flight of stairs from the Hall is;
- Home Office** 10' 8" x 8' 7" (3.25m x 2.61m) with radiator, broadband terminal, built-in cupboard and access to eaves.
From the Home Office a door leads into:
- Bedroom One** 15' 1" overall x 12' 2" (4.59m x 3.71m) with radiator, fitted mirror-fronted wardrobes, door to eaves storage and door into En-Suite Shower Room.
- En-Suite Shower Room** having contemporary White suite comprising glazed shower enclosure with thermostatic shower controls, vanity hand basin with cupboard and low level W.C., towel radiator, complementary wall and floor tiling, electric shaver point and extractor fan.

Pleasant Dual Aspect L-Shaped Sitting/Dining Room 18' 1" x 17' 6" (5.51m x 5.33m) x 18' 1" x 10' 11" (5.51m x 3.32m) with decorative fireplace housing contemporary Electric fire creating a focal point, polished laminate flooring, T.V. aerial point, to one side is ample space for dining table & chairs, 2 radiators whilst double french doors open into the Side Garden.

Spacious Well Equipped Kitchen with Conservatory-Style Breakfast Area 18' 4" x 13' 7" (5.58m x 4.14m) x 18' 4" x 10' 11" (5.58m x 3.32m) having worksurfaces with inset twin bowl sink, range of contemporary White units ample drawer and cupboard space, complementary tiling, matching overhead cupboards, Gas Hob with Filter Hood above, built-in Electric Oven and Grill, recess for fridge/freezer, electrical fusegear, spotlighting, radiator, cupboard concealing Gas-fired Remeha combi-boiler providing central heating and domestic hot water, Double Glazed Conservatory-Style Breakfast Area with tinted self-cleaning glass roof, plumbing for washing machine and dishwasher, space for tumble dryer, tiled flooring, radiator, ample space for breakfast table & chairs, door to Garden and door into Television Room.

Television Room 16' 8" x 8' 0" (5.08m x 2.44m) with radiator, laminate flooring, recessed spotlighting and T.V. aerial point.

OUTSIDE

Parking A sizeable driveway provides ample side-by-side off-road parking, whilst double gates provide access to further parking space.

The Gardens To the front of the property is a well tended lawn and a path the front door whilst to the side is a sheltered paved terrace, together with further areas of lawn and borders well stocked with seasonal plants and ornamental shrubs whilst in one corner is a shed and workshop with power connected. The whole is surrounded by fencing ensuring privacy.

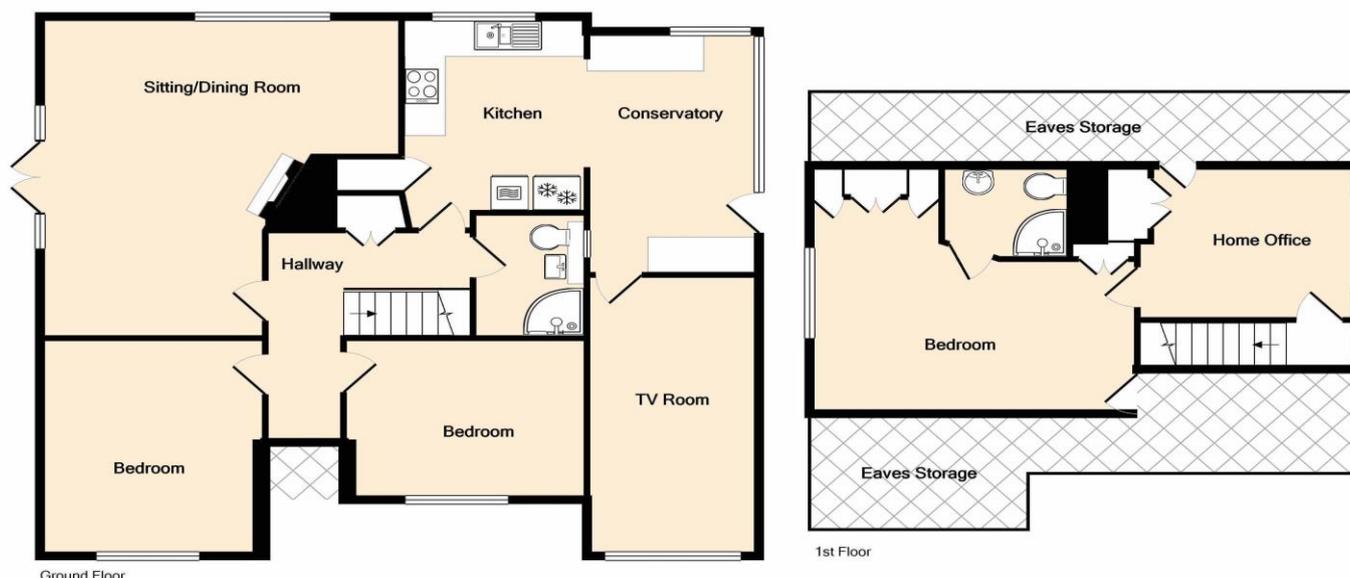
Services We understand Mains Water, Drainage, Gas and Electricity are all connected.

Tenure Freehold with vacant possession.

Rating Band "D"

EPC URL <https://www.epcregister.com/direct/report/ToBeAdvised>





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 (EPC)

6 PLANTS GREEN
WARMINSTER
BA12 9NN

Energy rating

D

Valid until 12 March 2031

Certificate number

6439-9427-2000-0972-4292

Property type

Detached house

Total floor area

123 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 D. It has the potential to be C.

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