

DAVIS & LATCHAM ESTATE AGENTS

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**Ideally suited for Retirement
Two Bedrooms, Bathroom & Separate W.C
Garage & Driveway Parking
Gas-fired Central Heating to radiators**

- In need of some Updating
- Sitting Room, Fitted Kitchen
- Easily Managed Gardens
- Partial Sealed Unit Double Glazing



18 Broxburn Road, Warminster, Wiltshire, BA12 8EX

£235,000

Ideally suited for Retirement and in need of some Updating this Semi-Detached Bungalow is conveniently located just a Short Walk from a Small Parade of Shops on the Western side of the Town. Entrance Porch, Side Passage, Hall, 2 Bedrooms, Bathroom & Separate W.C., Pleasant Sitting Room, Fitted Kitchen, Garage & Driveway Parking, Easily Managed Gardens, Gas-fired Central Heating to radiators & Partial Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a modern semi-detached bungalow which has attractive brick and rendered elevations under a tiled roof and benefits from partial sealed unit double glazing together with a Gas-fired central heating system to radiators. Although in need of some cosmetic updating this would be a great choice for retirement, located in this popular residential area, where bungalows are seldom for sale, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Broxburn Road is located close to open country on the extreme Southern outskirts of the town, yet conveniently within a short stroll from a small parade of neighbourhood shops which include a Tesco Express providing everyday needs. The area is served by regular buses to the town centre, just over a mile distant, with excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent traders. Other amenities include a theatre & library, hospital & 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 main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within comfortable driving distance - the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Entrance Lobby	with double glazed front door, door to side passage and door to:
Hall	having radiator, telephone point, built-in cupboard housing hot water cylinder with immersion heater fitted.
Bedroom One	12' 0" x 11' 7" (3.65m x 3.53m) with radiator.
Bedroom Two	9' 6" x 7' 11" (2.89m x 2.41m) with radiator.
Bathroom	having panelled bath with Triton shower over, pedestal hand basin, complementary tiling, radiator and vinyl flooring.
Separate W.C.	with low level W.C.
Pleasant Sitting Room	17' 11" x 9' 10" (5.46m x 2.99m) having reconstructed stone brick fireplace and hearth housing Glow Worm Gas fire with back boiler supplying central heating and domestic hot water creating a focal point, T.V. aerial point and radiator.
Kitchen	11' 8" x 7' 11" (3.55m x 2.41m) with original units with worksurfaces, drawers and cupboards, stainless steel sink, Electric/Gas cooker point, space for Fridge/Freezer, radiator, electrical fusegear, vinyl flooring and glazed door to Side Passage with door to the Garden.
OUTSIDE	
Garage	17' 0" x 8' 6" (5.18m x 2.59m) approached via a tarmac driveway providing ample off-road parking, having up & over door.

The Gardens

To the front is an area of lawn with shrubbery. The Rear Garden includes a paved terrace with an outside tap and steps up to an area of lawn all surrounded by mature shrubs and bushes ensuring a high level of privacy.

Services

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

Tenure

Freehold with vacant possession.

Rating Band

"C"

EPC URL

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0360-2664-1210-2492-3061>



FLOORPLAN WILL APPEAR HERE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
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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)

18 Broxburn Road
WARMINSTER
BA12 8EX

Energy rating

E

Valid until:

17 September 2032

Certificate number:

0360-2664-1210-2492-3061

Property type

Semi-detached bungalow

Total floor area

52 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>).

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.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

