

# DAVIS & LATCHAM ESTATE AGENTS

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- A delightful Semi-Detached Edwardian Cottage**
- Charming Sitting Room, Dining Room**
- 3 Bedrooms**
- Garage & Parking, Garden Room**
- Gas-fired Central Heating to radiators**
- With beautifully presented accommodation**
- Recently Re-fitted Kitchen**
- Recently Updated Shower Room**
- Private Cottage-style Garden**
- Upvc Sealed Unit Double Glazing**



**107 Pound Street, Warminster, Wiltshire, BA12 8NS**

**Offers Over £325,000**



A delightful Semi-Detached Edwardian Cottage offering beautifully presented accommodation occupying a popular residential area on the Western outskirts of the Town. Entrance Hall, Charming Sitting Room, Dining Room, Recently Re-fitted Kitchen, First Floor Landing, 3 Bedrooms & Recently Updated Shower Room, Garden Room, Garage & Parking and Private Cottage-style Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious semi-detached Edwardian cottage which features a stone plaque dated 1911 and has mellow brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with recently installed cottage-style Upvc sealed-unit double glazing. During their time in occupation the owners have carried out a scheme of sympathetic restoration including a re-fitted bathroom in 2021, the Kitchen was re-fitted in 2023 whilst the windows were replaced in 2024. The property has the added bonus of an easily managed but well-stocked cottage-style Garden with a Garden Room at the rear of the Garage although this could easily be reverted if required. A great choice for a family seeking a well-appointed character home with a contemporary feel, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** occupying a pleasant elevated setting in Pound Street on the Western fringes of Warminster, not far from the extensive woodlands of the Longleat Estate making this an ideal spot for keen rambler, dog walkers and cyclists alike. Within moments on foot is a small parade of neighbourhood shops including a Tesco Express, providing everyday needs whilst the bustling town centre is just under a mile offering excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops and eateries. Amenities include a theatre and library, clinics and hospital, a beautiful town centre park and a 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 town is served by regular buses and a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk roads provide swift road 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

<b>Entrance Porch</b>	having composite front door, courtesy lamp and glazed inner door leading into:
<b>Hall</b>	having radiator, painted floorboards and staircase to First Floor.
<b>Charming Sitting Room</b>	12' 0" x 11' 0" (3.65m x 3.35m) a delightful room having working open fireplace with decorative tiled surround, radiator, T.V. aerial point and painted floorboards.
<b>Dining Room</b>	12' 7" x 12' 0" (3.83m x 3.65m) having radiator, fireplace recess - (not in use as chimney capped), deep understair cupboard and further smaller cupboard, painted floorboards, ample space for dining table and chairs and door into the Kitchen.
<b>Fitted Kitchen</b>	9' 8" x 7' 9" (2.94m x 2.36m) having range of quartz effect worksurfaces with inset White colour-keyed sink, contemporary Blue Shaker-style units providing ample drawer and cupboard space and matching overhead cupboards, Stoves Electric cooker with Induction Hob and Filter Hood above, plumbing for dishwasher and space for undersurface fridge, spotlighting, cupboard housing Ideal Logic Gas-fired boiler providing central heating and domestic hot water, tiled flooring and door to Garden.



Utility/Cloakroom	having low level W.C., pedestal hand basin, plumbing for washing machine and space for tumble dryer and space for fridge/freezer.
First Floor Landing	having painted floorboards, built-in linen cupboard housing hot water cylinder with immersion heater fitted and access hatch with folding ladder to part-boarded loft.
Bedroom One	15' 7" x 9' 4" (4.75m x 2.84m) having radiator, fireplace recess - (not in use as chimney capped) and painted floorboards.
Bedroom Two	9' 6" x 8' 4" (2.89m x 2.54m) currently set up as an office having radiator and painted floorboards.
Bedroom Three	9' 11" x 7' 11" (3.02m x 2.41m) currently set up as an office having radiator, broadband terminal, fireplace recess - (not in use as chimney capped) and painted floorboards.
Shower Room	having contemporary White suite installed in 2021 comprising shower enclosure with Mira Duo shower and glazed splash screen, low level W.C. and pedestal hand basin, electric shaver point with integrated toothbrush charger, heated towel rail and recessed spot lighting.
Parking	A double driveway provides parking for 2 cars in front of the extended Garage with personal door, roller shutter door and power connected.
Garden Room	With power connected and double UPVC doors opening on to a paved terrace. Adorned with Wisteria, this room could be used as a home office, hobby room or secluded sitting/dining room.
The Gardens	To the front of the cottage is mature laurel hedging providing privacy and an area of decorative gravel. A gated path to one side leads into the Sunny South-facing Rear Garden which includes 2 areas of private paved terracing offering plenty of space for parties, barbecues and alfresco dining, access to the Utility, an outside tap and courtesy lighting whilst beyond are borders well stocked with a wide variety of plants together with a further sheltered terrace adjacent to the Garden Room and in one corner a shed whilst the whole nicely enclosed by walling and fencing ensuring seclusion.
Services	We understand Mains Water, Drainage, Gas and Electricity is connected to the property.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	<a href="https://find-energy-certificate.service.gov.uk/energy-certificate/2100-7414-1150-9105-0275">https://find-energy-certificate.service.gov.uk/energy-certificate/2100-7414-1150-9105-0275</a>





## 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  
 Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
 Email - [homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)

### 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)

107 Pound Street WARMINSTER BA12 8NS	Energy rating <b>D</b>	Valid until: <b>29 April 2035</b>
		Certificate number: <b>2100-7414-1150-9105-0275</b>

Property type	Semi-detached house
Total floor area	83 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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