

DAVIS & LATCHAM ESTATE AGENTS

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- Delightful Grade II Listed Former Coach house
- Recently Re-fitted Bathroom & 2 Bedrooms
- Private Enclosed Courtyard Rear Garden
- Located just a short walk from the Town Centre.
- Well Equipped Kitchen
- Off-Road Parking
- Gas-fired Central Heating to radiators



The Old Coach House, The Close, Warminster, Wiltshire, BA12 9AL

£245,000



Pleasant Sitting Room, Dining Room, Well Equipped Kitchen, First Floor Landing, Recently Re-fitted Bathroom & 2 Bedrooms, Off-Road Parking & Private Enclosed Courtyard Rear Garden, Gas-fired Central Heating to radiators. This delightful Grade II Listed Former Coach House is most conveniently located just a short walk from the Town Centre.

Accommodation

THE PROPERTY is an attractive Grade II listed former Coach House which has mellow brick elevations under a tiled roof together with decorative arched windows and front door and stands behind ornamental railings. The living accommodation benefits from Gas-fired central heating to radiators and has recently benefitted from the installation of a new Bathroom suite together with fresh wall and floor coverings and comes with the added bonus of Off-Road Parking. This is a delightful character home with the convenience of a truly town centre location just moments from all amenities on foot, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

It would be hard to find somewhere more convenient location than The Close - a one-way street in the heart of the town just moments on foot from the town centre 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 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 centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are within driving distance whilst the A36, A350 and A303 trunk routes provide swift road communications 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

Pleasant Sitting Room 15' 7" x 11' 9" (4.75m x 3.58m) having open fireplace with wooden overbeam creating a focal point, T.V. aerial point, wall light points, vinyl strip wood effect flooring, radiator and glazed door to Rear Garden.

Dining Room 12' 5" x 11' 2" (3.78m x 3.40m) with space for table and chairs, stairs to the First Floor, understairs cupboard, wall light point, vinyl strip wood effect flooring and radiator.

Well Equipped Kitchen 12' 1" x 8' 7" (3.68m x 2.61m) with postformed worksurfaces, inset stainless steel sink, contemporary range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, Electric Oven, Gas Hob with Filter Hood above, integrated Dishwasher, Washing Machine and Fridge/Freezer, window seat, vinyl strip wood effect flooring, radiator and cupboard housing Gas-fired Worcester boiler supplying domestic hot water and central heating.

First Floor Landing with exposed timberwork, recess for extra storage, skylight and radiator.

Bathroom with recently installed contemporary White suite comprising panelled bath with hand shower/mixer tap, hand basin, low level W.C., complementary wall tiling, extractor fan, skylight, towel radiator and vinyl strip wood effect flooring.

Bedroom One 12' 6" x 9' 4" (3.81m x 2.84m) plus recess with exposed timberwork, radiator, T.V. aerial point, 2 skylights and 2 useful recesses to create storage.

Bedroom Two 12' 3" x 10' 11" max (3.73m x 3.32m max) with exposed timberwork, radiator, wall light point and 2 skylights.

OUTSIDE

Parking is Off-road on the shingled area adjacent to the property.

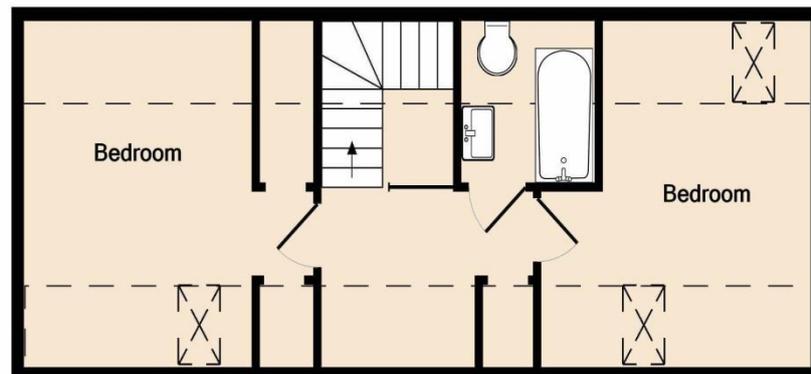
The Private Enclosed Established Garden is located to the rear of the property and includes steps up to a private sheltered paved terrace with borders well stocked with ornamental shrubs and offering scope for the seasonal display of tubs and planters and areas laid to shingle. The whole is nicely enclosed by fencing and hedging ensuring privacy whilst a wrought iron side gate giving access from the parking area.

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

Tenure Freehold with vacant possession

Rating Band "B"

EPC URL Not Applicable



FLOORPLANS 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

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