

DAVIS & LATCHAM ESTATE AGENTS

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- Detached Bungalow**
- Sitting/Dining Room, Kitchen**
- Garage & Driveway Parking**
- Upvc Sealed-unit Double Glazing**
- Ideal for Retirement**
- Three Bedrooms & Wet Room**
- Well Stocked Front & Rear Gardens**
- Gas-fired Central Heating**



54 Ashley Coombe, Warminster, Wiltshire, BA12 9QU

£325,000



Ideal for retirement this Detached Bungalow is located on the Southern outskirts of the Town in a Peaceful Cul-de-Sac. Porch, Entrance Hall, Pleasant Sitting/Dining Room, Kitchen, Inner Hall, Garage & Driveway Parking, Well Stocked Front & Rear Gardens, Upvc Sealed-unit Double Glazing & Gas-fired Central Heating to radiators.

Accommodation

THE PROPERTY is a modern detached bungalow which has attractive reconstructed stone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The bungalow boasts a generously sized well stocked front garden and a private garden to the rear. This would be a great choice as an easily run home for active retirement. This is a rare opportunity for someone seeking a bungalow in a peaceful residential area of the town hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Ashley Coombe is a quiet residential area on the extreme Southern outskirts of Warminster, not far from an extensive area of public open space whilst Smallbrook Meadows Local Nature Reserve and lovely walks in Henfords Marsh and the nearby River Wylfe are also closeby. The town centre is approximately a mile distant and offers excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent traders. Other amenities include a theatre & library, hospital & clinics, and nearby 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 Southampton, Bournemouth and Bristol airports are each just over an hour by road.

ACCOMMODATION

Porch

Entrance Hall with Upvc double-glazed door, radiator and vinyl flooring.

Pleasant Sitting/Dining Room 18' 9" x 16' 0" (5.71m x 4.87m) a light & airy room enjoying dual aspects, 2 radiators, T.V. aerial point, ample space for dining table & chairs and sliding patio door onto a paved terrace.

Kitchen 12' 8" x 8' 1" (3.86m x 2.46m) with postformed worksurfaces, inset stainless steel sink, Beech effect units providing drawer & cupboard space, complementary tiling, matching overhead cupboards larder cupboard, recess for electric cooker, space for fridge/freezer, recess & plumbing for washing machine, vinyl flooring and Upvc double glazed door to the rear garden.

Inner Hall having linen cupboard housing hot water cylinder with immersion heater fitted, loft hatch with folding ladder and wall mounted Worcester Gas-fired boiler supplying central heating and domestic hot water.

Bedroom One 12' 3" x 9' 5" (3.73m x 2.87m) having radiator and air conditioning unit.

Bedroom Two 12' 2" x 10' 4" (3.71m x 3.15m) having radiator.

Bedroom Three 12' 1" x 9' 1" (3.68m x 2.77m) having radiator.

Wet Room having Mira shower controls, wash hand basin, low level W.C., complementary wall tiling, extractor fan and heated towel radiator.

OUTSIDE

Garage

17' 6" x 8' 6" (5.33m x 2.59m) approached via a tarmac driveway providing ample Off Road Parking, having up & over door, personal door, with power & light connected, Electrical fusegear and Gas meter.

The Gardens

To the front and side of the property is a generous area of garden which is well stocked with shrubs and an area lawn whilst the rear garden includes a paved terrace, an area of decking, a shed and a lawn surrounded by fencing and mature shrubs, the foliage of which ensures a high level of privacy.

Services

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

Tenure

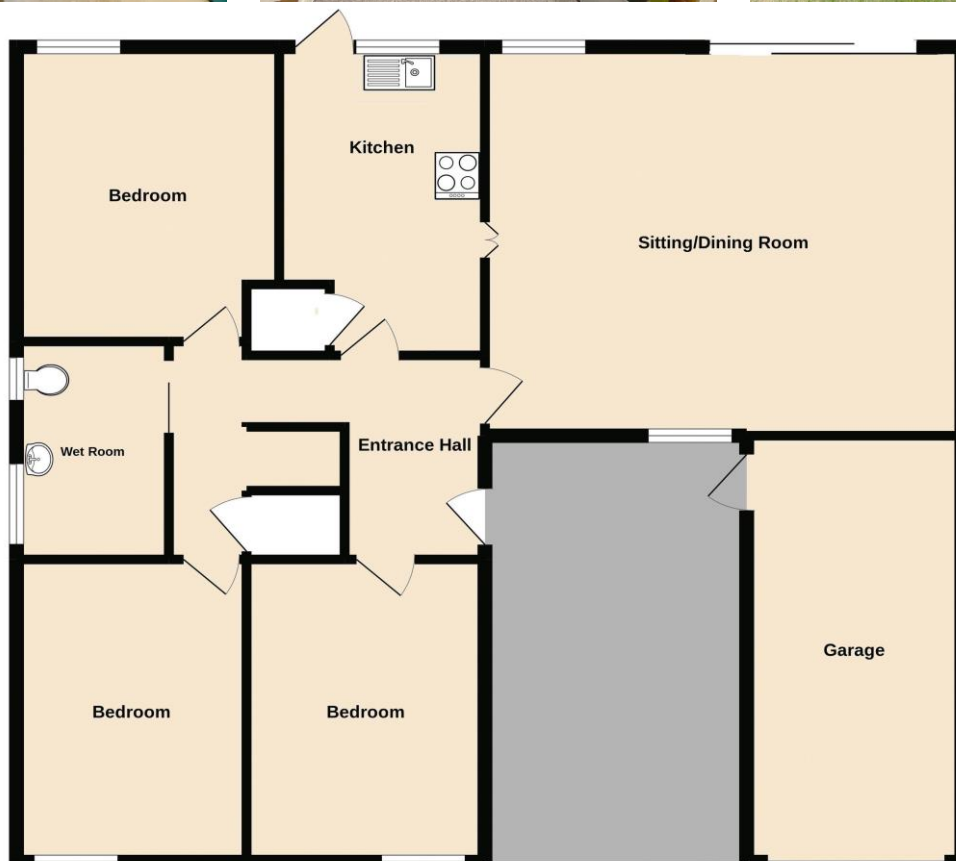
Freehold with vacant possession.

Rating Band

"D"

EPC URL

<https://www.find-energy-certificate.service.gov.uk/energy-certificate/2732-8823-8100-0283-8226>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
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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)

54 Ashley Coombe
WARMINSTER
BA12 9QU

Energy rating

D

Valid until: **28 July 2032**

Certificate number: **2732-8823-8100-0283-8226**

Property type

Detached bungalow

Total floor area

88 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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