

DAVIS & LATCHAM ESTATE AGENTS

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| Chalet-Style Semi | • Offering scope for Updating |
| Within walking distance of schooling | • Sitting Room, Extended Kitchen/Diner |
| Downstairs Bathroom | • 3 Bedrooms – 1 with En-Suite Cloakroom |
| Garage & Driveway Parking | • South-facing Rear Garden |
| Gas-fired Central Heating to radiators | • Upvc Double Glazing |



68 Prestbury Drive, Warminster, Wiltshire, BA12 9LE

£265,000



Offering scope for Updating and ideal for a Young Family this Chalet-Style Semi is located on the popular Eastern side of the Town within walking distance of schooling. Entrance Porch, Hall, Downstairs Bathroom, Pleasant Sitting Room, Extended Kitchen/Diner, First Floor Landing, 3 Bedrooms – 1 with En-Suite Cloakroom, Garage & Driveway Parking, South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Double Glazing.

Accommodation

THE PROPERTY is a chalet-style semi-detached house built in the late 1960's which has brick elevations with decorative rendering under a tiled roof and benefits from Gas-fired central heating together with Upvc double glazing and has the added bonus of an En-Suite Cloakroom. Although offering scope for updating this would be a great choice for a young family as properties of this nature in this area of the town are seldom for sale, furthermore the property is available with no associated sale chain hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Ideal for someone wishing to live close to both town and country, Prestbury Drive is a very popular residential road on the Eastern outskirts of Warminster, enjoying a Southerly aspect and close to the Smallbrook Meadows Local Nature Reserve with many unspoilt rural walks. Within comfortable walking distance is primary schooling - St John's C of E and New Close together with Kingdown Community School are all closeby. Both St Johns C of E Church and Georges RC Church are also nearby whilst a neighbourhood convenience store serving everyday needs is within a minute or two on foot. The bustling town centre has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders together with a wide range of other amenities which include a theatre and library, hospital and clinics and a rail station. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift access throughout the West Country and further afield to London via the A303/M3. Bristol, Southampton and Bournemouth airports are each just over an hour by car.

ACCOMMODATION

Sheltered Side Passage between the Garage and property having front and back doors, outside tap and personal door to Garage and front door into:

Entrance Hall having radiator, built-in cupboard housing electrical fusegear and stairs to First Floor.

Sitting Room 16' 5" x 11' 0" (5.00m x 3.35m) having fireplace with decorative polished stone surround housing coal-effect Gas Fire creating a focal point, radiator and T.V aerial point. We understand under the carpet there is woodblock flooring.

Downstairs Bathroom having White suite comprising panelled bath, shower enclosure with iflo shower controls, hand basin, low level W.C., complementary tiling, extractor fan, recessed lighting, radiator and tiled flooring.

Extended Kitchen/Diner 21' 5" x 10' 7" (6.52m x 3.22m) having postformed worksurfaces, inset stainless steel sink, ample drawer & cupboard space, complementary tiling, deep cupboard, built-in Electric Oven and Gas Hob, plumbing for washing machine, radiator, further built-in shelved cupboard, recessed lighting, temperature thermostat, opening into Breakfast Area overlooking the Rear Garden having space for dining table and chairs, radiator and door to Garden.

First Floor Landing having access hatch to roof space.

Bedroom One 12' 5" x 10' 5" (3.78m x 3.17m) having radiator, wardrobe cupboard and door to cupboard housing GlowWorm combi boiler supplying central heating and domestic hot water. A door leads into En-Suite Cloakroom with low level W.C., hand basin, radiator and electric shaver point.

Bedroom Two 14' 0" max x 8' 9" (4.26m x 2.66m) having radiator and deep built-in cupboard.

Bedroom Three 0' 6" x 7' 5" (0.15m x 2.26m) having radiator.

OUTSIDE

Garage 23' 10" x 8' 2" (7.26m x 2.49m) approached via a tarmac driveway providing off-road parking, with up & over door and power & light connected.

The Gardens To the front, set behind a dwarf wall is an area of lawn and gravel whilst to the rear is a gently sloping South-facing Garden which includes an area of decking and steps down to a gravelled terrace and a further area of Garden beyond which, although overgrown, offers scope to become a feature.

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

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/0875-1012-1207-0212-1200>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

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)

68 Prestbury Drive
WARMINSTER
BA12 9LE

Energy rating

C

Valid until: **2 March 2032**

Certificate number: **0875-1012-1207-0212-1200**

Property type

Semi-detached house

Total floor area

98 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 current energy rating is C. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		