

# DAVIS & LATCHAM ESTATE AGENTS

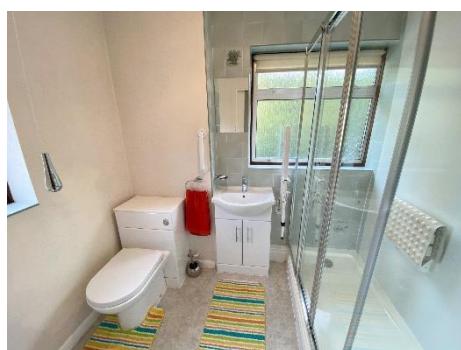
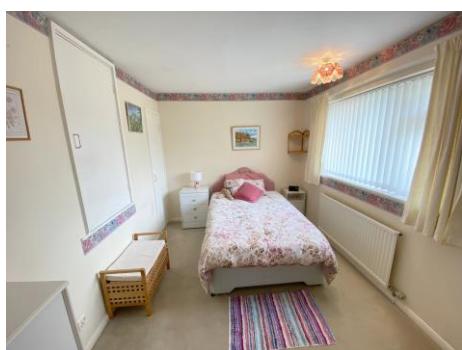
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**Ideal First Home or Buy-to-Let Investment**  
Located close to extensive open space  
Dining Room, Kitchen  
Shower Room & 2 Further Bedrooms  
Gas-fired Central Heating to radiators

- Within walking distance of the Town & Railway Station
- Cloaks, Dual Aspect Sitting Room
- Rear Lobby, Downstairs Bedroom
- Enclosed Easily Managed Rear Garden
- Sealed Unit Double Glazing



**7 Hollybush Road, Warminster, Wiltshire, BA12 8QT**

**£230,000**

Ideal as a First Home or Buy-to-Let Investment located close to extensive open space and within level walking distance of the Town Centre and Railway Station. Entrance Lobby, Hall, Cloaks, Dual Aspect Sitting Room, Dining Room, Kitchen, Downstairs Bedroom, Rear Lobby, First Floor Landing, Shower Room & 2 Further Bedrooms, Enclosed Easily Managed Rear Garden, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a semi-detached house originally built in the 1960's for the local authority, but like many now in private ownership, which has brick and colour-washed rendered elevations under a tiled roof and benefits from sealed-unit double glazing together with Gas-fired central heating to radiators. The property would make an ideal first home or buy-to-let investment hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Hollybush Road is a pleasant road located on the Northern outskirts of Warminster adjacent to an extensive area of public open space and conveniently within comfortable level walking distance of the town centre with its excellent shopping facilities - 3 supermarkets including a Waitrose store and wide range of other amenities which include a theatre and library, hospital and clinics and railway station with a regular service to Salisbury, and then direct to London Waterloo, and to Bath with direct line on to South Wales. The other main centres in the area including Westbury, Trowbridge, Frome, Bath and Salisbury are all within easy driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton airports are just over an hour by road.

## ACCOMMODATION

**Entrance Lobby** with double glazed front door and wooden inner door into:

**Hall** with understair cupboard and radiator.

**Cloakroom** with low level W.C., hand basin, hot water cylinder with immersion heater fitted, wall mounted Worcester Gas-fired boiler supplying domestic hot water and heating to radiators, vinyl flooring.

**Dual Aspect Sitting Room** 13' 9" x 10' 4" (4.19m x 3.15m) with two radiators.

**Dining Room** 14' 11" max x 9' 5" mean (4.54m x 2.87m) with ample space for table and chairs, stairs to the First Floor, sliding patio doors to the decked terrace and radiator.

**Kitchen** 9' 2" x 8' 6" (2.79m x 2.59m) having postformed worksurfaces and inset stainless steel sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, breakfast bar, serving hatch, built-in Gas Hob with Filter Hood above and Electric Double Oven, recess & plumbing for washing machine and recess for fridge/freezer.

**Downstairs Bedroom** 3' 9" 11" x 7' 3" (3.02m x 2.21m) with large cupboard and radiator.

**Rear Lobby** with wooden glazed inner and outer door.

**First Floor Landing** with radiator.

**Shower Room** with White suite comprising walk-in shower enclosure with Mira shower controls & Aqua boarding, vanity basin with cupboard under, low level W.C. with concealed cistern and complementary tiling.

**Bedroom One** 14' 11" x 8' 9" (4.54m x 2.66m) with built-in wardrobes, further cupboards and radiator.

**Bedroom Two** 8' 7" x 7' 3" (2.61m x 2.21m) with built-in cupboard and radiator.

## OUTSIDE

**Parking** is usually available in the road on a first come, first serve basis.

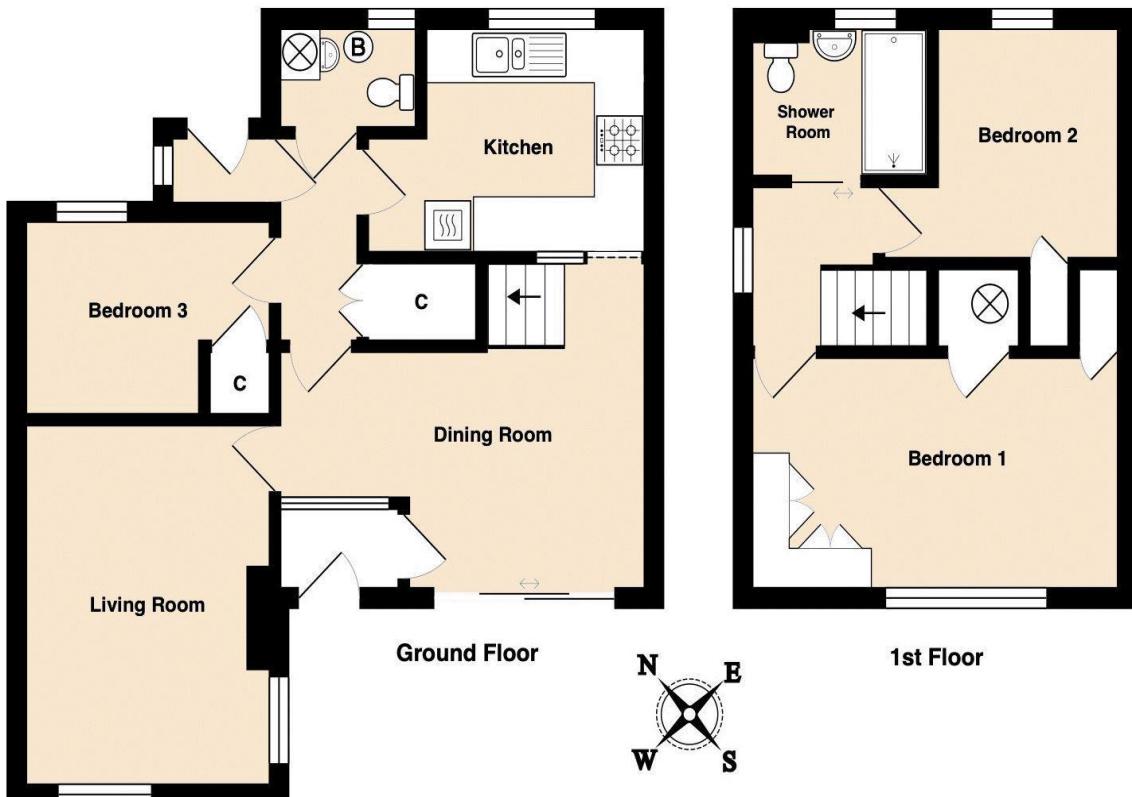
**The Easily Managed Gardens** to the front of the property is laid to single, a lawn and path to the front door. The rear enjoys a Southerly aspect and has a decked terrace, paved terrace, an area of shingle, shrubbery and garden store, all is walled and fenced ensuring a good level of privacy. There is a wooden hand gate enabling rear access for garden supplies etc.

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

**Tenure** Freehold with vacant possession.

**Rating Band** "B"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/2190-6905-9170-7106-5201>



Total Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

**FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**

## VIEWING

By prior appointment through  
DAVIS & LATCHAM  
43 Market Place  
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Wiltshire  
BA12 9AZ  
Tel: Warminster 01985 846985  
Fax: Warminster 01985 847985  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
E-mail - homes@davislatcham.co.uk

## 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)

7 Hollybush Road  
WARMINSTER  
BA12 8QT

Energy rating

**D**

Valid until:

**4 May 2033**

Certificate  
number:

**2190-6905-9170-7106-5201**

Property type

Semi-detached house

Total floor area

79 square metres

## Rules on letting this property

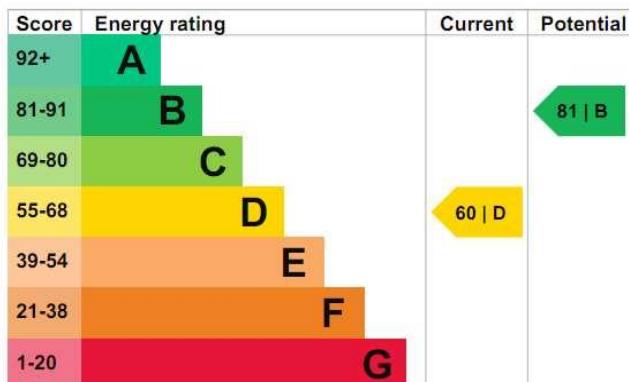
Properties can be let if they have an energy rating from A to E.

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 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.](#)



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