

DAVIS & LATCHAM ESTATE AGENTS

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|---|---|
| Easily run Semi-Detached Bungalow | • No Onward Chain |
| Sitting/Dining Room | • Double Glazed Conservatory |
| Fitted Kitchen | • 2 Bedrooms, Shower Room & Separate W.C |
| Garage & Driveway Parking | • Easily Managed Gardens |
| Gas-fired Central Heating to radiators | • Sealed Unit Double Glazing |



10 Broxburn Road, Warminster, Wiltshire, BA12 8EX

£255,000



A great choice for Retirement this easily run Semi-Detached Bungalow is very conveniently located close to a small parade of shops on the South-Western outskirts of the Town. Entrance Porch, Hall, 2 Bedrooms, Shower Room & Separate W.C., Pleasant Sitting/Dining Room, Double Glazed Conservatory, Fitted Kitchen, Garage & Driveway Parking, Easily Managed Gardens, Gas-fired Central Heating to radiators & Sealed Unit Double Glazing.

Accommodation

THE PROPERTY is a comfortable modern semi-detached bungalow which has attractive brick and rendered elevations under a tiled roof and benefits from sealed unit double glazing together with Gas-fired central heating to radiators via a recently installed Worcester combi-boiler. This would be a great choice for retirement, located in this popular residential area where bungalows are seldom for sale, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Broxburn Road is a popular residential road located close to open country on the South-western outskirts of the town, yet conveniently within a short level stroll from a small parade of neighbourhood shops which include a Tesco Express providing everyday needs. The area is served by regular buses to the town centre, just over a mile distant, with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent traders. Other amenities include a theatre & library, hospital & clinics, and 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. 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 Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

| | |
|-------------------------------------|---|
| Entrance Porch | having double glazed outer door, quarry tiled flooring and glazed inner door into: |
| Hall | having radiator, telephone point, heating controls, built-in shelved cupboard housing recently installed Worcester combi-boiler supplying central heating and domestic hot water and access hatch to loft with folding ladder. |
| Bedroom One | 12' 2" x 11' 7" (3.71m x 3.53m) having radiator and fitted mirror-fronted wardrobes. |
| Bedroom Two | 9' 6" x 7' 10" (2.89m x 2.39m) having radiator. |
| Shower Room | having White suite comprising easy access shower enclosure with glazed splash screen and Triton shower controls, vanity hand basin with cupboard under, complementary wall and floor tiling, extractor fan and towel radiator. |
| Pleasant Sitting/Dining Room | 18' 8" x 9' 11" (5.69m x 3.02m) having radiator, T.V. aerial point, ample space for dining table and chairs and double French doors leading into Conservatory. |
| Double Glazed Conservatory | 10' 0" x 9' 4" (3.05m x 2.84m) overlooking the Rear Garden having power & light connected and French door opening onto Garden Terrace. |
| Kitchen | 11' 9" x 7' 10" (3.58m x 2.39m) having postformed worksurfaces and stainless steel sink, range of contemporary high gloss Cream units including ample drawer and cupboard space, matching overhead cupboards, built-in Electric Oven, Gas Hob with Filter Hood above, integrated Washing Machine, space for fridge/freezer, radiator, recessed lighting, tiled flooring and glazed door to covered Side Passage with door to the Rear Garden and sliding personal door to Garage. |

OUTSIDE

Garage

16' 11" x 8' 7" (5.15m x 2.61m) approached via a long driveway providing ample off-road parking, having up & over door and power & light connected.

The Gardens

To the front is a generous area of lawn whilst the Rear Garden includes a sizeable paved terrace with an outside tap and steps up to a shed and an area of lawn nicely surrounded by mature shrubs, seasonal plants and fencing which ensures a good level of privacy.

Services

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

Tenure

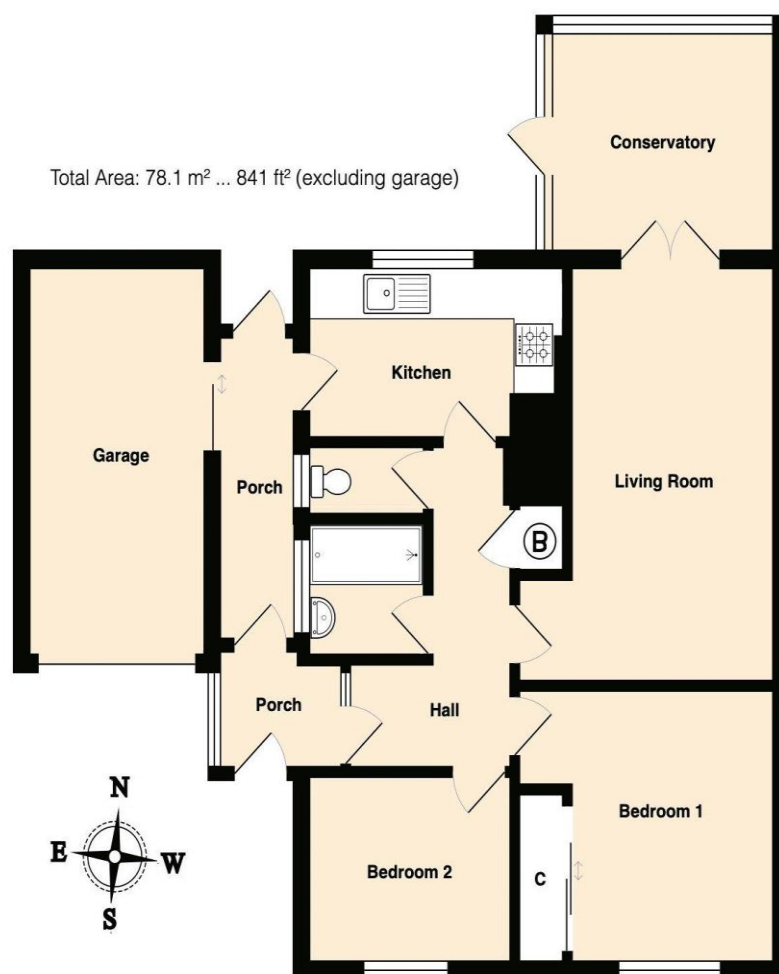
Freehold with vacant possession.

Rating Band

"C"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/2258-1923-6269-9155-3984>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

VIEWING

By prior appointment through
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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)

| | | |
|---|---------------------------|---|
| 10, Broxburn Road WARMINSTER BA12 8EX | Energy rating D | Valid until: 26 November 2025 Certificate number: 2258-1923-6269-9155-3984 |
|---|---------------------------|---|

| | |
|------------------|------------------------|
| Property type | Semi-detached bungalow |
| Total floor area | 62 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 D. 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |