

# DAVIS & LATCHAM ESTATE AGENTS

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**Small Peaceful Residential Cul-De-Dac  
a short distance from Open Country  
Sitting Room, Double Glazed Conservatory  
Garage & Driveway Parking  
Gas-fired Central Heating to radiators**

- Pleasant Semi-Detached Bungalow
- 3 Bedrooms & Shower Room
- Fitted Kitchen/Breakfast Room
- South-facing Rear Garden
- Upvc Sealed-Unit Double Glazing



**8 Thames Close, , Warminster, Wiltshire, BA12 9QB**

**£229,950**



Entrance Hall, 3 Bedrooms & Shower Room, Pleasant Sitting Room, Double Glazed Conservatory, Fitted Kitchen/Breakfast Room, Garage & Driveway Parking and South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing Located in a Small Peaceful Residential Cul-De-Dac, this Pleasant Semi-Detached Bungalow is just a short distance from Open Country on the Southern Outskirts of the Town.

## Accommodation

### THE PROPERTY

is a comfortable semi-detached bungalow built in the 1970's which has brick elevations under a tiled roof and benefits from Upvc sealed unit double glazing together with Gas-fired central heating to radiators. The bungalow has the added bonus of a Double glazed Conservatory and boasts a sunny South-facing Rear Garden. Bungalows of this nature would equally suit a small family or someone in active retirement however they are currently in short supply hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

### LOCATION

Thames Close is a peaceful cul-de-sac just off Wylye Road, a popular residential area not far from open country on the Southern fringes of Warminster and just under a mile from the town centre - the route of a regular local bus service stops closeby. Warminster has 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 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 including Westbury, Frome, Trowbridge, Bath and Salisbury are all easily accessible by car, bus or train whilst Bristol, Bournemouth and Southampton Airports are each just over an hour by road.

## ACCOMMODATION

Upvc double-glazed front door opening into:

### Entrance Hall

with telephone point, electrical fusegear, 2 built-in cupboards, radiator, laminate flooring and access hatch to loft space housing Baxi combi-boiler providing central heating to radiators and domestic hot water.

### Bedroom One

10' 10" x 9' 5" (3.30m x 2.87m) with built-in wardrobes, overhead storage and radiator.

### Bedroom Two

11' 6" x 7' 9" (3.50m x 2.36m) currently serving as a Dining Room with radiator.

### Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m) with radiator.

### Shower Room

comprising walk in shower enclosure with aquaboard panelling and Aquatronic shower controls, vanity hand basin with cupboard under, low level W.C., complementary wall tiling, radiator and vinyl flooring.

### Pleasant Sitting Room

16' 5" x 10' 9" (5.00m x 3.27m) with living flame effect Electric fire creating a focal point, T.V. aerial point, 2 radiators and sliding patio door opening into Conservatory.

### Conservatory

11' 4" x 6' 5" (3.45m x 1.95m) of Upvc construction with power & light connected, ceramic tiled flooring, radiator and sliding doors opening onto paved Garden Terrace.

### Kitchen/Breakfast Room

14' 9" x 7' 0" (4.49m x 2.13m) with postformed worksurfaces and inset stainless steel sink, range of units providing ample drawer and cupboard space, complementary tiling and matching overhead cupboards, recess for slot-in Electric Cooker with Filter hood above, plumbing for washing machine and dishwasher, Kinetico Water Softener, recess for tumble dryer, space for fridge/freezer, Breakfast Bar surface, radiator and part ceramic tiled flooring.

## OUTSIDE

### Garage

17' 4" x 7' 10" (5.28m x 2.39m) approached via a driveway providing ample off-road parking, with up & over door and power & light connected.

### The Gardens

To the front is an area with raised beds, mature shrubs and an Ash tree. The Rear Garden enjoys a Southerly aspect and includes a paved terrace, an area of lawn, to one side is a gate and trelliswork and in one corner a workshop, all enclosed by a hedge and fencing.

### Services

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

### Tenure

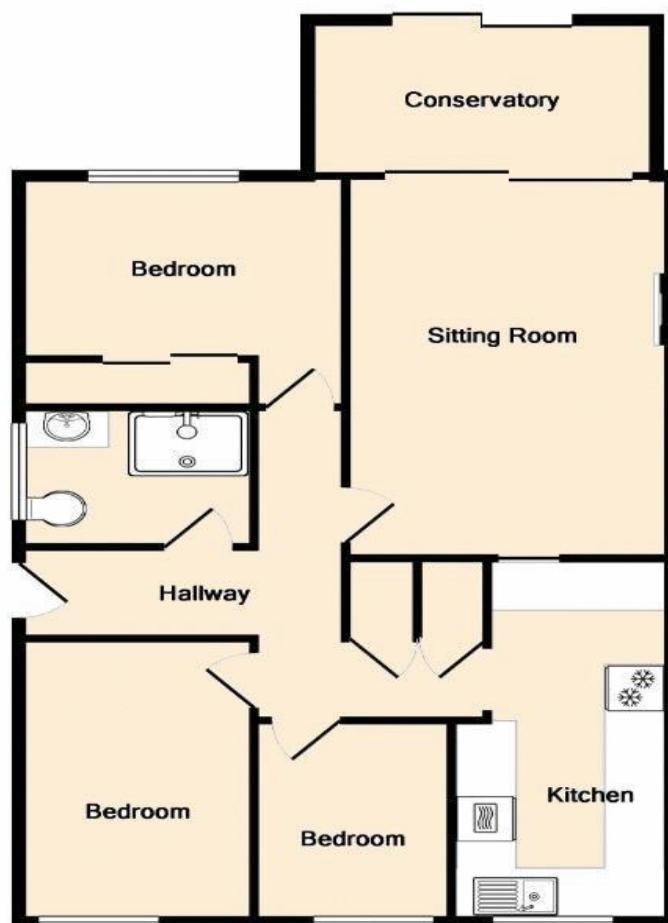
Freehold with vacant possession

### Rating Band

"C"

### EPC URL

<https://www.epcregister.com/direct/report/8303-1356-5922-6927-0203>



FLOORPLAN 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](http://www.davislatcham.co.uk) E-mail - [homes@davislatcham.co.uk](mailto: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



HM Government

8, Thames Close, WARMINSTER, BA12 9QB

**Dwelling type:** Semi-detached bungalow  
**Date of assessment:** 25 February 2020  
**Date of certificate:** 25 February 2020

**Reference number:** 8303-1356-5922-6927-0203  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 63 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

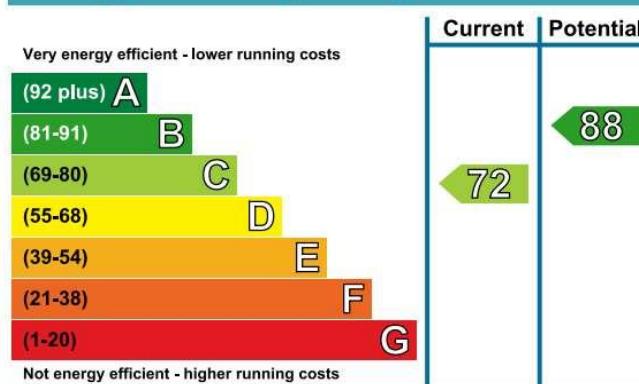
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,650</b>
<b>Over 3 years you could save</b>	<b>£ 213</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 174 over 3 years	£ 174 over 3 years	
<b>Heating</b>	£ 1,209 over 3 years	£ 1,086 over 3 years	
<b>Hot Water</b>	£ 267 over 3 years	£ 177 over 3 years	
<b>Totals</b>	<b>£ 1,650</b>	<b>£ 1,437</b>	 You could save £ 213 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 120
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,032

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.