

# DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985  
Principal: Melvin Davis FNAEA [www.davislatcham.co.uk](http://www.davislatcham.co.uk) e-mail:  
[homes@davislatcham.co.uk](mailto:homes@davislatcham.co.uk)



- Well presented Detached House
- On the Western outskirts of the Town
- Kitchen/Breakfast Room, Utility Room
- Double Garage & Driveway Parking
- Gas-fired Central Heating to radiators
- Within a residential area
- Cloakroom, Dual Aspect Sitting/Dining Room
- Bathroom & 4 Bedrooms - 1 with En-suite
- Easily Managed Rear Garden
- Upvc Sealed Unit Double Glazing



**33 Southdown Way, Warminster, Wiltshire, BA12 8FP**

**£385,000**



Located in a popular residential area on the Western outskirts of the Town this well presented Detached property would be an excellent choice for family occupation. Canopy Porch, Entrance Hall, Cloakroom, Pleasant Dual Aspect Sitting/Dining Room, Kitchen/Breakfast Room, Utility Room, First Floor Landing, Bathroom & 4 Bedrooms - 1 with En-suite Shower Room, Double Garage & Driveway Parking, Easily Managed Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a well-presented detached family home, built by Charles Church in 2012, which has attractive Wisteria-clad brick elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazing. The property boasts a well-appointed Kitchen/ Breakfast Room and a dual aspect Sitting/Dining Room and has the added bonus of a Double Garage and ample off-road Parking. This would be a great choice for a family seeking a home in a quiet residential area of the town hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

**LOCATION** Southdown Way is a popular residential road on the Western outskirts of the town not far from open country and many unspoilt rural walks whilst closeby is a large area of public open space which includes a children's play area. Within easy reach is a Co-op convenience store serving everyday needs whilst the bustling town centre, just under a mile, boasts excellent shopping facilities - 3 supermarkets including a Waitrose store together with a host of independent shops and eateries. Warminster enjoys a wide range of amenities which include a theatre and library, hospital and clinics and railway station. Rail users enjoy regular services to Salisbury, then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the area is served by a good local roads network allowing swift access by car throughout the region. Bristol, Bournemouth and Southampton airports are just over an hour's drive.

## ACCOMMODATION

**Canopy Porch** having courtesy lamp and front door opening into:

**Entrance Hall** having radiator, ceramic tiled flooring, telephone point, understairs cupboard and staircase to the First Floor.

**Cloakroom** having White suite comprising low level W.C., pedestal hand basin, tiled flooring, extractor fan, radiator and electrical fusegear.

**Pleasant Dual Aspect Sitting/Dining Room** 21' 3" x 11' 7" (6.47m x 3.53m) a delightful room with newly laid carpet, having Bath Stone fire surround creating a focal point, 2 radiators, telephone point, T.V.aerial point and double french doors opening onto paved Garden Terrace.

**Kitchen/Breakfast Room** 21' 3" x 8' 6" (6.47m x 2.59m) having postformed worksurfaces, 1½ bowl stainless steel sink, range of contemporary Cream units including ample drawer & cupboard space, matching overhead cupboards, built-in Electric Oven and Gas Hob with stainless steel Filter Hood and splashback, plumbing for dishwasher, space for fridge/freezer, ceramic tiled flooring, ample space for breakfast table & chairs, 2 radiators and door to Utility Room.

**Utility Room** having worksurface with stainless steel sink, plumbing for washing machine, cupboard concealing Gas-fired Ideal boiler supplying central heating and domestic hot water and door to Garden.

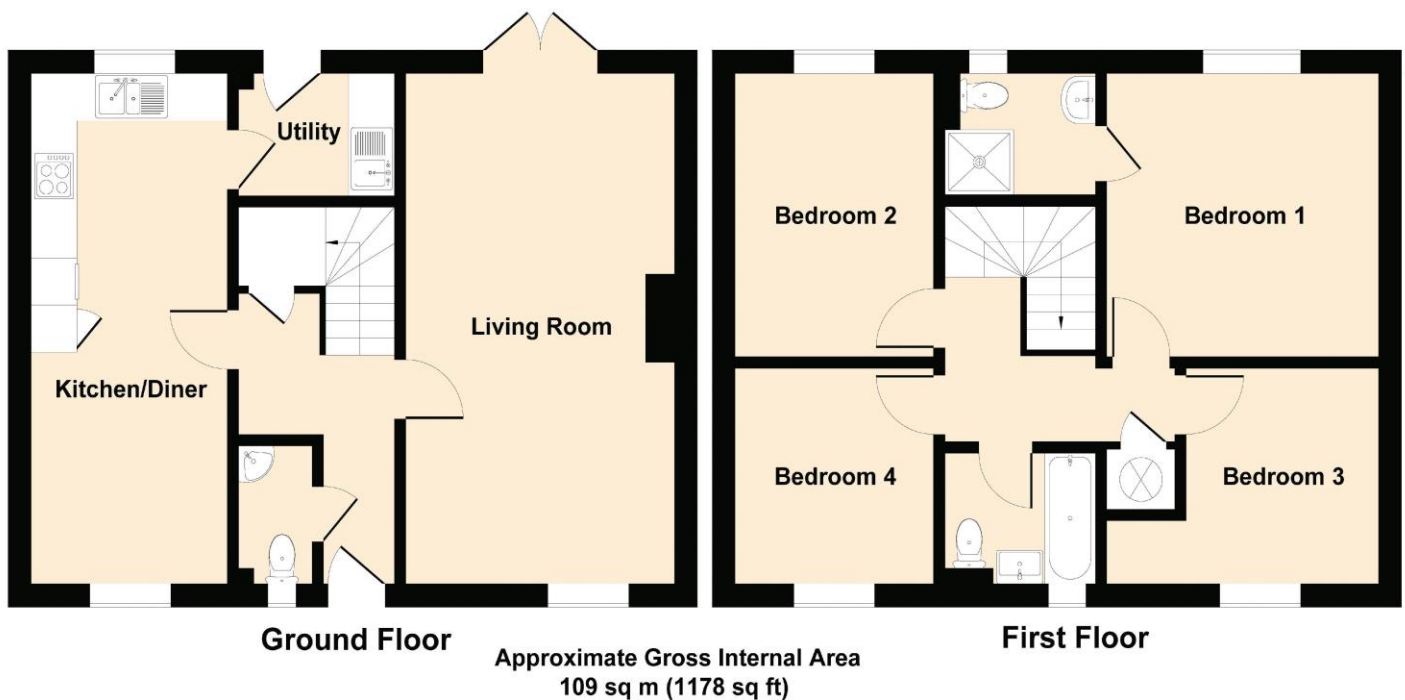
First Floor	Landing having access hatch to loft and built-in linen cupboard housing pressurised hot water cylinder with immersion heater fitted.
Bedroom One	11' 9" x 11' 8" (3.58m x 3.55m) having built-in wardrobes, radiator and door into En-Suite Shower Room.
En-Suite Shower Room	having White suite comprising shower enclosure with thermostatic controls and bi-fold splash door, pedestal hand basin, low level W.C., complementary tiling, electric shaver point, extractor fan, towel radiator and ceramic tiled flooring.
Bedroom Two	12' 1" x 8' 8" (3.68m x 2.64m) having decorative panelling and radiator.
Bedroom Three	9' 1" x 8' 2" (2.77m x 2.49m) having radiator and built-in wardrobe and cupboard and telephone point.
Bedroom Four	8' 11" x 8' 9" (2.72m x 2.66m) having radiator.
Family Bathroom	having contemporary White suite comprising panelled bath with thermostatic shower controls, mixer tap and glazed splash screen, pedestal basin and low level W.C., complementary wall tiling, extractor fan, radiator and tiled floor.

## OUTSIDE

Double Garage	16' 8" x 8' 8" (5.08m x 2.64m)
Double Garage	16' 8" x 8' 5" (5.08m x 2.56m) with personal door into the garden, partition in the middle, with twin up & over doors, part insulation and power & light connected. The Garage is approached via a double width driveway providing ample off-road parking.
The Gardens	The property is approached via a paved path to the front door flanked by areas of lawn with a small shrub border and an established Wisteria whilst a side gate leads into the Rear Garden which includes a paved terrace and an area of lawn. There is an external power point together with an outside tap and the whole is nicely enclosed by fencing ensuring a high level of privacy.
Services	We understand Mains Water, Drainage, Gas and Electricity are all connected.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	<a href="https://find-energy-certificate.service.gov.uk/energy-certificate/3121-0499-0583-6097-0493">https://find-energy-certificate.service.gov.uk/energy-certificate/3121-0499-0583-6097-0493</a>







## 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  
Website - [www.davislatcham.co.uk](http://www.davislatcham.co.uk)  
Email - [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 consent.

**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)

33 Southdown Way  
WARMINSTER  
BA12 8FP

Energy rating

C

Valid until:

5 November 2034

Certificate number:

3121-0499-0583-6097-0493

Property type

Detached house

Total floor area

110 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 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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5