

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 e-mail:
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 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	https://find-energy-certificate.service.gov.uk/energy-certificate/3121-0499-0583-6097-0493





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
 Email - homes@davislatcham.co.uk

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)

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

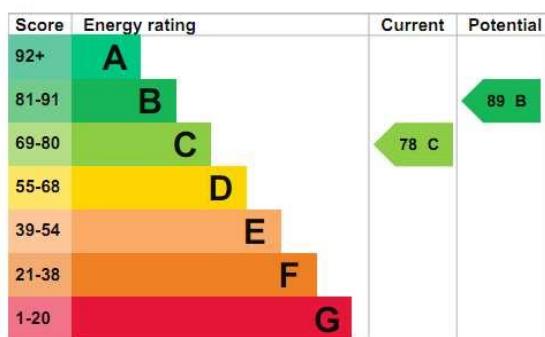
Properties can be let if they have an energy rating from A to E.

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