

DAVIS & LATCHAM ESTATE AGENTS

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Spacious Semi-Detached House
Good-Sized Garden
2 Double Bedrooms & Bathroom
Good-Sized South-facing Rear Garden

- Now in need of Updating
- Sitting Room, Kitchen
- Potential to create Off Road Parking
- Upvc Sealed Unit Double Glazing



133 Boreham Field, Warminster, Wiltshire, BA12 9EF

£179,950

Entrance Hall, Sitting Room, Kitchen, First Floor Landing, 2 Double Bedrooms & Bathroom, Potential to create Off Road Parking & Good-Sized South-facing Rear Garden, Upvc Sealed Unit Double Glazing. Now in need of Updating this Spacious Semi-Detached House with Good-Sized Garden is located on the Eastern Outskirts of Town adjoining open space.

Accommodation

THE PROPERTY

is a mature semi-detached house now in need of updating, which has brick elevations under a tiled roof and benefits from Upvc sealed unit double glazing. Originally built in the early 1950's for the Local Authority, but like many is now in private hands whilst the accommodation includes 2 double bedrooms and a good-sized South-facing rear Garden and there is scope to create off-road parking which some of the neighbours have already done. Immediately available with no associated sale chain the property is equally suitable for first time purchase or as a buy-to-let investment hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Boreham Field is off Woodcock Road on the Eastern outskirts of the town, located close to St George's Catholic Primary School and conveniently within level easy walking distance of the Kingdown Community College with adjoining Sports Complex and nearby convenience store. Woodcock Road is served by regular buses to the bustling town centre about 1 mile distant, with 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 rail services to Salisbury, and 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 within comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift communications throughout the West Country and further afield to London via the A303/M3 whilst Bristol, Bournemouth and Southampton airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch	with part-glazed front door leading into:
Entrance Hall	having cloaks hanging space, telephone point and staircase to First Floor.
Sitting Room	17' 7" x 11' 10" (5.36m x 3.60m) max enjoying view of the Rear Garden, tiled fireplace housing Gas fire creating a focal point, T.V. aerial point, electrical fusegear and display shelving.
Kitchen	11' 0" x 8' 10" (3.35m x 2.69m) with Belfast style china sink, dresser unit, 2 pantry style cupboards and door to small courtyard with brick store.
First Floor	Landing with telephone point and loft access hatch.
Bathroom	with original White suite comprising panel bath, hand basin and W.C. with high level cistern.
Bedroom One	14' 9" x 8' 10" (4.49m x 2.69m) having exposed floorboards, 2 built-in cupboards, 1 housing hot water cylinder with immersion heater fitted.
Bedroom Two	11' 10" x 10' 2" (3.60m x 3.10m) with views over the rear garden and field beyond, exposed floorboards, T.V. aerial and built-in cupboard.
OUTSIDE	
Parking	is usually available on-street however there is scope to create off-road parking on the front Garden such as many neighbours have done.

The Gardens

To the front of the property is laid to an area of lawn with hedging which some of the neighbours have used to create parking. A side path leads to the good-sized South-facing Rear Garden which is mainly laid to lawn with a small ornamental pond, shrubs, a shed and hedging whilst the whole is nicely enclosed by wire fencing.

Services

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

Tenure

Freehold with vacant possession.

Rating Band

"A"

EPC URL

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9032-2429-8100-0840-2292>

**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 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)

133 Boreham Field WARMINSTER BA12 9EF	Energy rating F	Valid until: 10 January 2032
		Certificate number: 9032-2429-8100-0840-2292

Property type

Semi-detached house

Total floor area

69 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)