

# DAVIS & LATCHAM ESTATE AGENTS

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## Mature Detached Bungalow

Offering potential to create a comfortable home

Sitting Room, Well Equipped Kitchen

Large Attic

Well Stocked but Overgrown Garden

- In need of Updating

- Very conveniently location

- Two Bedrooms, Fully Tiled Shower Room

- Garage & Driveway Parking

- Sealed Unit Double Glazing



## 12 Beckford Close, Warminster, Wiltshire, BA12 9LW

**£275,000**

Very conve  
potential to  
Pleasant Si  
Double Gl



Accommodation

THE PROPERTY Agents are not responsible for the building or condition of this property. It is the responsibility of the vendor to provide a full survey and the buyer to satisfy themselves as to the condition of the property.

shed Bungalow is now in need of updating but offers huge

Attic,



**The Gardens**

The Front Garden includes a path leading to the front door and an area of lawn with shrubs and flowerborders whilst a side gate leads into the overgrown West-facing Rear Garden which includes a Greenhouse and although the gardens are currently overgrown one would imagine, in the past, there would have been a productive vegetable plot and a private lawn with mature shrubs and fruit trees.

**Services**

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

**Tenure**

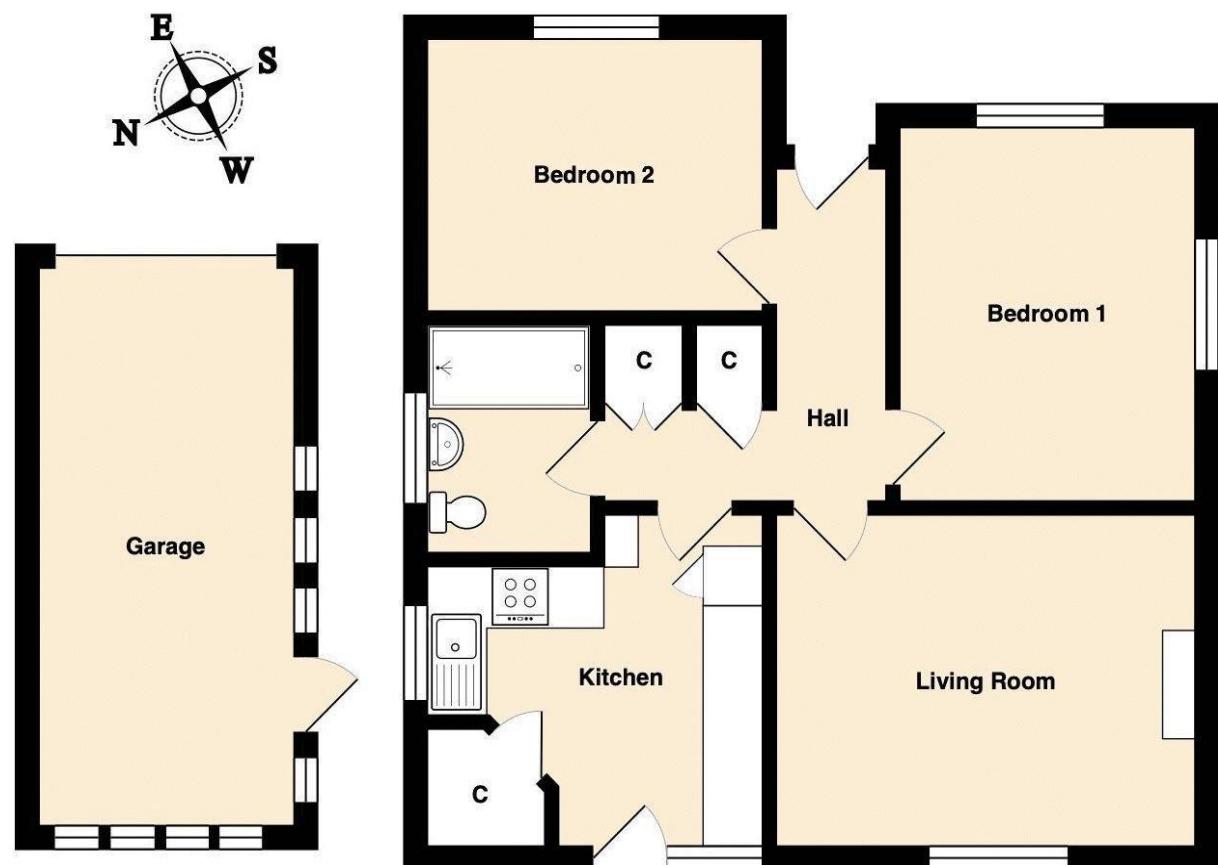
Freehold with vacant possession.

**Rating Band**

"C"

**EPC URL**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0215-1212-7307-9004-1404>



**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)  
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 (EPC)

12 Beckford Close  
WARMINSTER  
BA12 9LW

Energy rating

**E**

Valid until:

**20 September 2033**

Certificate number: **0215-1212-7307-9004-1404**

Property type **Detached bungalow**

Total floor area **57 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>).

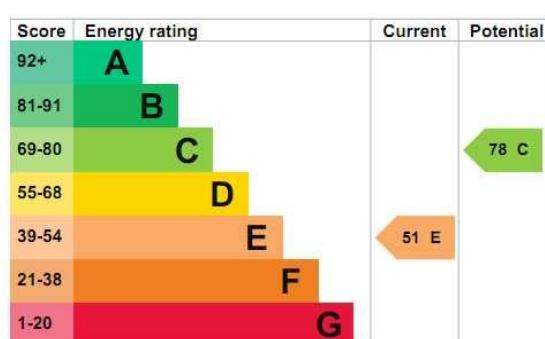
### Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[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