

DAVIS & LATCHAM ESTATE AGENTS

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- Mature Detached Bungalow** • **In need of Updating**
Offering potential to create a comfortable home • **Very conveniently location**
Sitting Room, Well Equipped Kitchen • **Two Bedrooms, Fully Tiled Shower Room**
Large Attic • **Garage & Driveway Parking**
Well Stocked but Overgrown Garden • **Sealed Unit Double Glazing**



12 Beckford Close, Warminster, Wiltshire, BA12 9LW

£275,000

Very convenient location
potential to create a comfortable home
Pleasant Sitting Room
Double Glazing



The detached Bungalow is now in need of updating but offers huge potential to create a comfortable home



Large Attic, Fully Tiled Shower Room
Sealed Unit Double Glazing

Accommodation

THE PROPERTY is a detached bungalow built in the 1960s, it has a large garden, a garage and a driveway. The property is in need of updating but offers huge potential to create a comfortable home. The property has a large sitting room, a well equipped kitchen, two bedrooms, a fully tiled shower room, a large attic, a garage and a driveway. The property is in need of updating but offers huge potential to create a comfortable home.

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

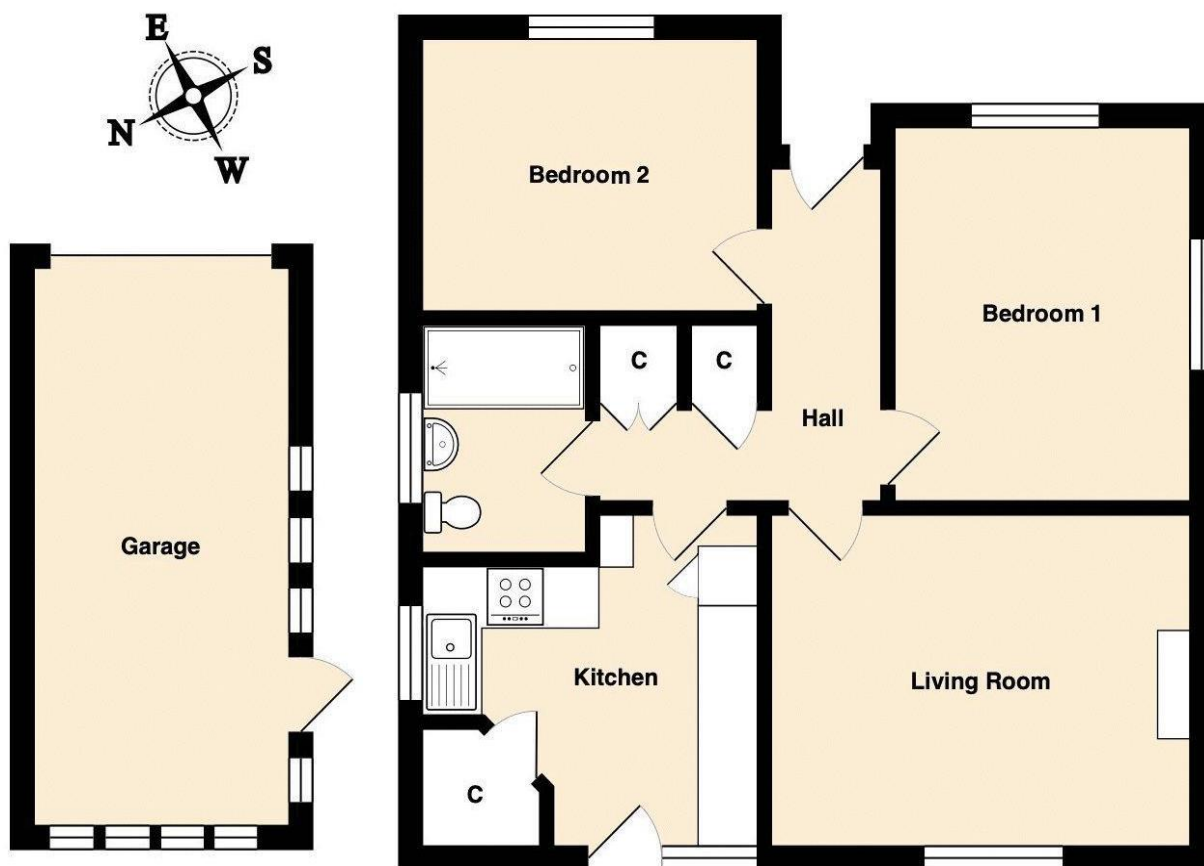
Freehold with vacant possession.

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
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)

12 Beckford Close WARMINSTER BA12 9LW	Energy rating E	Valid until: 20 September 2033 Certificate number: 0215-1212-7307-9004-1404
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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) (<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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		