

# 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 Semi-Detached Family Home  
Light & Airy Sitting Room, Kitchen/Diner  
Garage & Driveway Parking  
Gas-fired Central Heating to radiators**

- Popular residential area
- 3 Bedrooms & Shower Room
- Easily Managed Gardens
- Upvc Sealed Unit Double Glazing



**4 Ruskin Drive, Warminster, Wiltshire, BA12 8HS**

**£249,950**

Entrance Porch, Light & Airy Sitting Room, Kitchen/Diner, First Floor Landing, 3 Bedrooms & Shower Room, Garage & Driveway Parking, Easily Managed Gardens, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing. A well presented Semi-Detached Family Home located in a popular residential area on the Western outskirts of the Town.

## Accommodation

**THE PROPERTY** is a well-planned modern semi-detached house which has pleasing brick and colour-wash rendered elevations under a tiled roof and benefits from Gas-fired Central Heating to radiators together with low maintenance Upvc sealed-unit double glazing. On the market for the first time since first purchased in 1983 this is a rare opportunity to acquire a great family home offering light and airy accommodation in a popular residential area of the town. Properties of this nature are currently very scarce hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Ruskin Drive is a peaceful residential road on the Western outskirts of Warminster close to open country yet within level walking distance of a small parade of neighbourhood shops serving everyday needs, including a Tesco Express whilst a recently opened Co-Op convenience store is also nearby. The property is close to the route of a regular bus service to and from the town centre just over a mile distant with excellent shopping facilities - 3 supermarkets including a Waitrose store, and a wide range of other amenities which include good schooling, a theatre, library, hospital and clinics and a railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area including Westbury, Frome, Trowbridge, Salisbury and Bath are within comfortable driving distance as are the various Salisbury Plain military bases, whilst the A36, A350 and A303 trunk routes provide swift road communications throughout the West Country and further afield to London via the A303/M3. Bristol, Bournemouth and Southampton Airports are each just over an hour by road.

## ACCOMMODATION

**Entrance Porch** with Upvc front door, cloaks hanging space and inner door leading into:

**Light & Airy Sitting Room** 15' 9" max x 14' 4" (4.80m x 4.37m) with Electric coal-effect fire with wooden surround creating a focal point, T.V. aerial point, temperature thermostat, radiator, staircase rising to First Floor and door leading into Kitchen/Diner.

**Spacious Kitchen/Diner** 15' 9" overall x 9' 6" (4.80m x 2.89m) with extensive worksurfaces, stainless steel sink with mixer tap, range of units providing ample drawer & cupboard space, matching overhead cupboards, glass fronted display shelving, recess for Electric Cooker with Filter Hood above, recess and plumbing for washing machine, recess for fridge, Vaillant Gas-fired boiler supplying domestic hot water and central heating to radiators, ceramic tiled flooring, understairs cupboard housing Gas & Electric meters, Dining Area with ample space for a table and chairs, radiator and laminate flooring whilst sliding patio doors open into the Rear Garden.

**First Floor Landing** with built-in shelved linen cupboard and access hatch to roof space.

**Bedroom One** 12' 2" x 9' 3" maximum (3.71m x 2.82m) with built-in wardrobes, chest of drawers, dressing surface and radiator.

**Bedroom Two** 9' 8" to wardrobes x 9' 2" (2.94m x 2.79m) with telephone point and radiator.

**Bedroom Three** 6' 9" x 6' 1" (2.06m x 1.85m) with T.V. aerial point.

**Fully Tiled Shower Room** with White suite comprising corner shower enclosure with Mira controls, pedestal hand basin, low level W.C., shaver point, vinyl flooring and radiator.

## OUTSIDE

**Garage** approached via a concrete driveway providing ample off-road parking space, with up & over door.

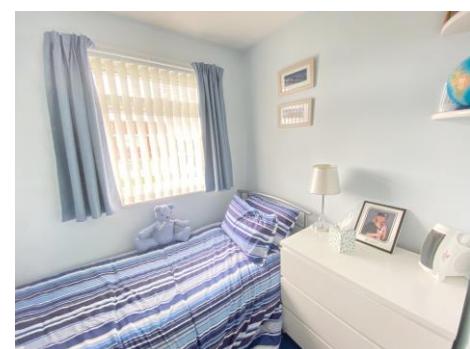
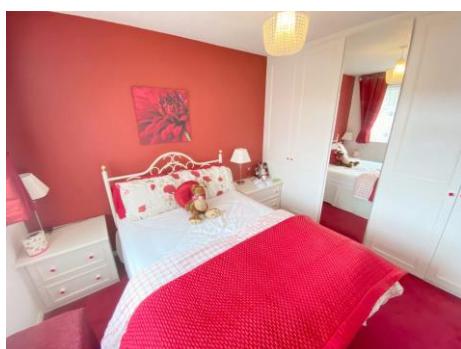
**Easily Managed Gardens** To the front is an area a garden laid to lawn with shrubbery and a picket fence whilst a handgate leads to the rear garden which enjoys a sunny Westerly aspect and includes an outside tap, two paved seating areas and an area laid of lawn with colourful flowerborders. The whole is nicely enclosed by fencing and hedging making it safe and secure for young children and pets.

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

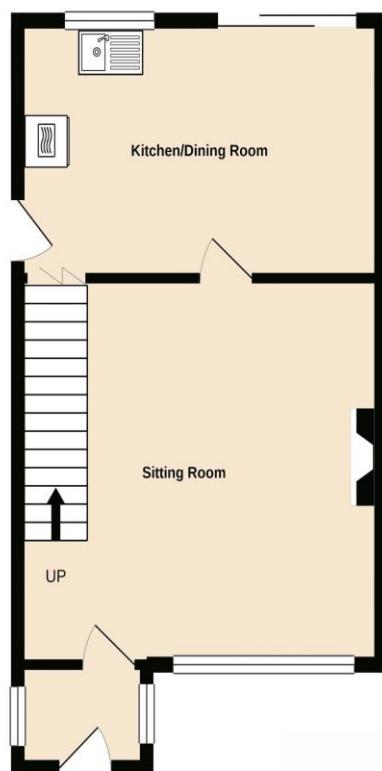
**Tenure** Freehold with vacant possession

**Rating Band** "C"

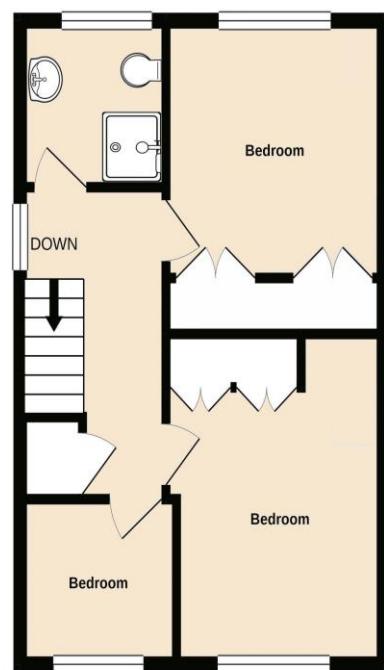
**EPC URL** <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8739-0621-8000-0487-9296>



Ground Floor



1st Floor



FLOORPLAN WILL APPEAR HERE

## 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](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)

4 Ruskin Drive WARMINSTER BA12 8HS	Energy rating <b>D</b>	Valid until: <b>14 September 2031</b>
		Certificate number: <b>8739-0621-8000-0487-9296</b>

## Property type

Semi-detached house

## Total floor area

74 square metres

## Rules on letting this property

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

If the property is rated F or G, 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>).

## Energy efficiency rating for this property

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

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