

# DAVIS & LATCHAM ESTATE AGENTS

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- An opportunity to purchase a Town Centre Building**
- Ground Floor Studio Flat with Individual Entrance
  - Kitchenette, Cloakroom & Shower Room
  - Kitchen, Cloakroom
  - Electric Heating
  - Ground Floor Studio Flat & Two Bedroom Maisonette
  - Open Plan Sitting Room/Bedroom
  - Maisonette with First Floor Sitting Room
  - Second Floor with 2 Bedrooms & Shower Room
  - Some Sealed Unit Double Glazing



**1 East Street, Warminster, Wiltshire, BA12 9BY**

**£125,000**



An opportunity to purchase this Town Centre Building consisting a Ground Floor Studio Flat with a Two Bedroom Maisonette above. An ideal Buy to Let Investment or for somebody looking for flexible accommodation Self-Contained Ground Floor Studio Flat with Individual Entrance, Open Plan Sitting Room/Bedroom, Kitchenette, Cloakroom & Shower Room, Self-Contained Maisonette with First Floor Sitting Room, Kitchen, Cloakroom, Second Floor Landing 2 Bedrooms & Shower Room, Electric Heating & Some Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is an end of terrace building which consists of a self-contained Ground Floor Studio Flat - formerly a shop then office, with a Self-contained Maisonette above. Both properties have their own entrance this presents an opportunity (subject to planning) to have a shop or office just off the town centre and live above alternatively one or both could be rented out as buy-to-let investments. The building has a mixture of brick and rendered elevations under a tiled roof and benefits from Electric heating and some double-glazing. A rare opportunity to acquire a town centre property offering flexibility and could suit an owner occupier or buy-to-let investor adding to their portfolio, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

East Street leads into Market Place, the centre of the town with its excellent shopping facilities and 3 supermarkets - including a nearby Waitrose store, together with a wide range of other amenities which include a theatre and library, leisure centre, a beautiful town park, hospital and clinics, a host of independent shops and many cafes and eateries together with a railway station. Rail users enjoy regular services to Salisbury and then direct to London - Waterloo, and to Bath with a direct line to South Wales. Other main centres in the area including Westbury, Frome, Trowbridge, Salisbury and Bath are all within a comfortable drive as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide easy commuting 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

From the street is a step up to Open Porch with courtesy light and 2 independent entrance doors.

**Ground Floor Studio Flat** comprising Open-Plan Sitting Room/Bedroom 20'6" x 7'9" max. comprising Sitting Area with Electric heater, telephone point, Electrical Fusegear and secondary glazed window, step up to: Bedroom Area with access hatch to Cellar.

**Kitchenette** 7' 4" max x 6' 8" max (2.23m x 2.03m) with postformed worksurface with cupboards under, stainless steel sink with Triton water heater, space for electric cooker and vinyl flooring.

**Cloakroom** with low level W.C., hand basin with Triton Water heater and vinyl flooring.

**Shower Room** having sliding door, tiled splashback, Triton shower controls, extractor fan and vinyl flooring.

**Maisonette Entrance** with staircase to First Floor with cloaks hanging space and Electrical fusegear.

## First Floor Landing

**Sitting Room** 13' 2" max x 11' 6" max (4.01m x 3.50m) overlooking East Street having night storage heater.

**Kitchen** 7' 5" max x 6' 8" max (2.26m x 2.03m) having postformed worksurface with stainless steel sink and cupboards under with tiled splashback built-in Electric Oven and Hob, plumbing for washing machine and laminate flooring.

**Cloakroom** having low level W.C., hand basin with Triton water heater and vinyl flooring.

**Second Floor Landing**

**Bedroom One** 11' 5" x 9' 9" (3.48m x 2.97m) enjoying views down East Street towards the Market Place, having recess with hanging rail, telephone point, electric heater and loft access.

**Bedroom Two** 11' 4" x 6' 8" max (3.45m x 2.03m) having telephone point, electric heater and loft access hatch.

**Shower Room** having Triton shower controls, complementary tiling, extractor fan and vinyl flooring.

**Services** Mains Water, Drainage and Electricity are connected to the property.

**Tenure** Freehold with vacant possession.

**Rating Bands** Studio "A" Maisonette "B"

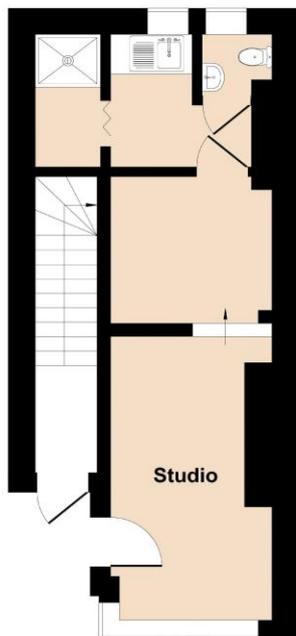
**EPC URL Studio** <https://find-energy-certificate.service.gov.uk/energy-certificate/3236-6922-0500-0769-8292>

**EPC URL Maisonette** <https://find-energy-certificate.service.gov.uk/energy-certificate/9269-2873-7296-9791-4761>

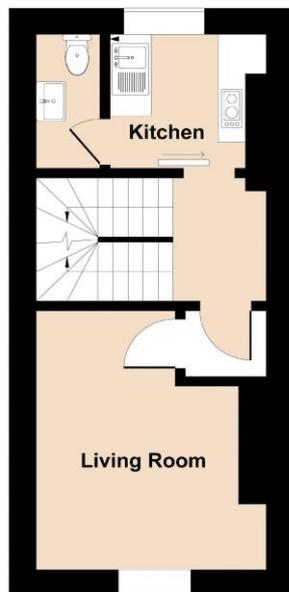
**NOTE:** Both the Studio and the Maisonette have had new metal consumer units installed with RCBO's and surge protection protecting all circuits. Plus satisfactory Electrical Installation Condition Reports dated 7/11/25.



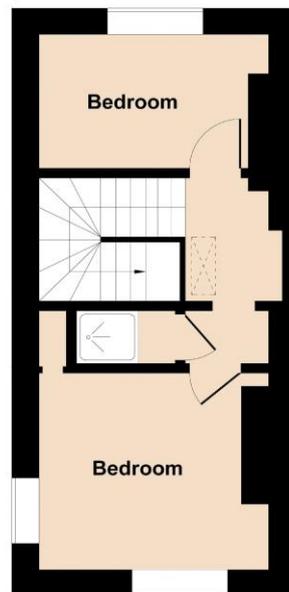
Approximate Gross Internal Area = 83 sq m (899 sq ft)



Ground Floor Studio



First Floor Maisonette



Second Floor Maisonette

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)  
Email: [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 consent.

**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)			
Ground Floor Flat 1 East Street WARMINSTER BA12 9BY	Energy rating <b>C</b>	Valid until:	10 February 2036
		Certificate number:	3236-6922-0500-0769-8292
Property type	Ground-floor flat		
Total floor area	17 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 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Energy performance certificate (EPC)

First Floor Flat 1, East Street WARMINSTER BA12 9BY	Energy rating <b>E</b>	Valid until: <b>16 November 2029</b>
		Certificate number: <b>9269-2873-7296-9791-4761</b>

Property type	Top-floor flat
Total floor area	58 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).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		