

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 e-mail:
homes@davislatcham.co.uk



- | | |
|--|--|
| Freshly decorated First Floor Apartment | • No Onward Chain |
| Purpose Built Retirement development | • Lift serving all floors, Individual Entrance Hall |
| Pleasant Sitting Room, Kitchen | • 1 Double Bedroom, Shower Room |
| Sealed-unit Double Glazing | • Electric Heating |
| House Manager | • Large Residents' Lounge & Laundry Room |



**26 Homeminster House, Station Road, Warminster, Wiltshire,
BA12 9BP
£69,950**



A light & airy freshly decorated First Floor Apartment of this very popular Town Centre Retirement development. Communal Entrance Hall with Lift serving all floors, Individual Entrance Hall, 1 Double Bedroom, Shower Room, Pleasant Sitting Room, Kitchen, Sealed-unit Double Glazing & Electric Heating, House Manager, Large Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a freshly decorated retirement apartment located on the First Floor of Homeminster House, an attractive purpose-built town centre development with well-lit communal hallways whilst all floors are served by a lift and stairways. All properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst safety & security systems are linked to a House Manager responsible for overseeing the smooth day-to-day running of the building and an out-of-hours careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. This is a very rare opportunity to acquire a light & airy First Floor apartment which has undergone a thorough schedule of updating including the Kitchen, Shower Room, new RCD Panel, re-decoration & new Electric Heaters hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Homeminster House enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are all within a comfortable driving distance whilst the A36, A350 and A303 trunk routes provide swift access 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 car.

ACCOMMODATION

Sheltered Porch Area with secure entryphone system linked to the apartment, Spacious Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Residents' Lounge Area and Laundry are all conveniently closeby.

Hall with individual front door opening into the apartment.

Private Inner Hall having entryphone/intercom, smoke alarm sensor, shelved store cupboard housing electric meters and fusegear together with cold water tank and hot water cylinder with twin immersion heaters fitted.

Double Bedroom 12' 0" x 8' 8" (3.65m x 2.64m) having Fischer electric heater & controls, built-in wardrobe cupboard with bi-fold doors, hanging rail and shelves and wall light points.

Shower Room having recently installed contemporary White suite comprising walk-in shower enclosure with Mira Sport shower controls and aqua wall panelling, vanity hand basin with useful cupboard under, low level W.C, with concealed cistern and cupboards above, tiled splashback, extractor fan, Electric strip heater and vinyl flooring.

Light and Airy West-facing Sitting Room 17' 4" x 10' 6" (5.28m x 3.20m) having large picture window overlooking the gardens and Avenue School, Fischer electric heater with heating controls, wall light points, telephone point, T.V. aerial point and archway opening into the Kitchen.

From the Sitting Room an archway leads into:

Recently Re-Fitted Fully-tiled Kitchen 7' 2" x 5' 5" (2.18m x 1.65m) having postformed worksurfaces, colour-keyed sink unit, contemporary White high gloss units comprising drawer and cupboard space with carousel shelving, matching overhead cupboards, complementary wall tiling, built-in Electric Oven and Grill, Ceramic Electric Hob with Filter hood above, space for fridge/freezer, spotlighting and vinyl flooring.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to well tended landscaped borders stocked with a variety of ornamental shrubs and ground cover plants, flanking the Visitors' Parking Spaces.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

Tenure Leasehold with vacant possession.

Lease The property is held on a 119 year lease which commenced in 1985 subject to an annually reviewable all-in maintenance charge, the amount payable for the six-month period 1 September 2024 – 28 February 2025 is £1,347.67. This covers the upkeep of communal areas, provision of House Manager, metered Water and includes Building Insurance.

Ground Rent £227.59 for the current half-year period.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2110-2314-2140-2105-2201>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
DAVIS & LATCHAM,
43 Market Place
Warminster
Wiltshire
BA12 9AZ
Telephone Warminster 01985 846985
Website - www.davislatcham.co.uk
Email - 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)

Flat 26
Homeminster House
Station Road
WARMINSTER
BA12 9BP

Energy rating

B

Valid until:

1 April 2034

Certificate number:

2110-2314-2140-2105-2201

Property type

Mid-floor flat

Total floor area

40 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 B. It has the potential to be B.

[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	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

5