

DAVIS & LATCHAM ESTATE AGENTS

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| Modern Detached House | • Short walk to the Train Station and Town Centre |
| No Onward Chain | • Cloakroom, Sitting/Dining Room |
| Fitted Kitchen | • Bathroom & 4 Bedrooms - 1 En-Suite |
| Garage & Driveway Parking | • Easily Managed Front & Rear Gardens, |
| Gas-fired Central Heating to radiators | • Upvc Sealed-Unit Double Glazing |



3 Forage Lane, Warminster, Wiltshire, BA12 0DH

£350,000



Short walk to the Train Station and Town Centre this modern Detached House is available with No Onward Sale Chain. Porch, Entrance Hall, Cloakroom, Pleasant Sitting/Dining Room, Fitted Kitchen, First Floor Landing, Bathroom & 4 Bedrooms - 1 En-Suite, Garage & Driveway Parking, Easily Managed Front & Rear Gardens, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is an easily run modern detached house which has attractive brick and colour-washed rendered elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with low maintenance Upvc sealed-unit double glazed windows and doors. AVAILABLE WITH NO ONWARD SALE CHAIN this would be a great choice for a young family seeking a comfortable well-planned detached home in a most convenient non-estate setting hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION Forage Lane is a small cul-de-sac of properties approached off Copheap Lane on the Northern side of Warminster, in the lea of the local beauty spot Cop Heap, and close to the Golf Course and Downs, hence an excellent choice for someone wishing to live close to both town and country. The railway station and bustling town centre are both minutes on foot with excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops and eateries whilst other amenities include a theatre and library, hospital & clinics. Rail users enjoy regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Schooling in the form of New Close and Avenue Primary schools both graded GOOD by Ofsted, are within a comfortable walking distance whilst Kingdown Secondary School is also closeby. Other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury are all within a comfortable driving distance as are the various Salisbury Plain military bases whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. Southampton, Bournemouth and Bristol airports are each just over an hour by road.

ACCOMMODATION

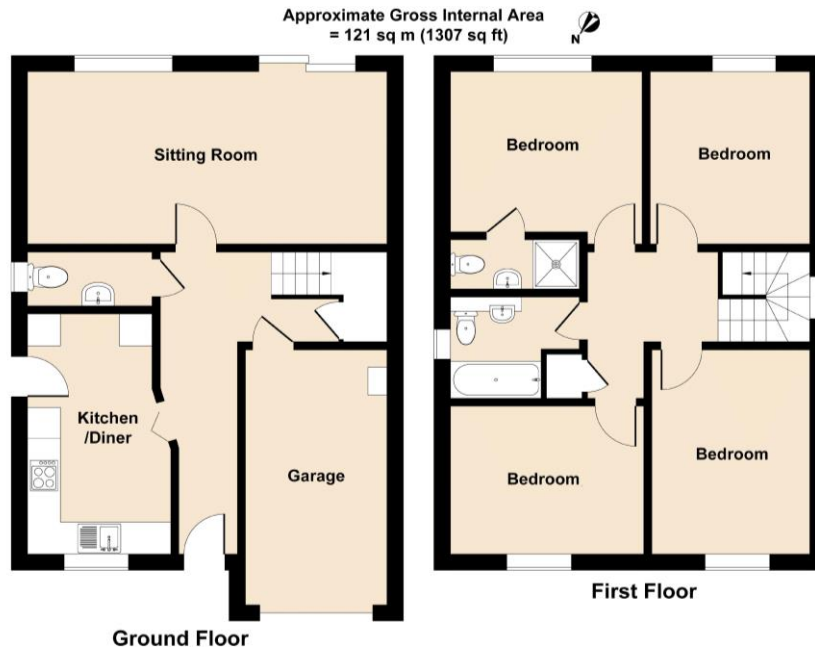
Porch	having courtesy light and double glazed door leading into:
Entrance Hall	having laminate flooring, radiator, heating thermostat, telephone point, understairs cupboard, personal door to Garage, staircase to the First Floor and laminate flooring.
Cloakroom	having hand basin with mixer tap, low level W.C, towel radiator and ceramic tiled flooring.
Pleasant Sitting/Dining Room	21' 7" x 10' 7" (6.57m x 3.22m) a light and airy room with decorative surround housing Electric fire creating a focal point, radiator, T.V. aerial point, wall light points, ample space for dining table & chairs and sliding double glazed door opening onto Garden Terrace.
Fitted Kitchen	14' 9" x 8' 7" (4.49m x 2.61m) having range of units comprising postformed work surfaces, inset colour-keyed sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, built-in Dishwasher, Electric Hob with Filter Hood above, built-in Electric Oven, recess for washing machine, recess for fridge/freezer, electric consumer unit, radiator, laminate flooring and Upvc double glazed door to side path.
First Floor	Spacious Landing having access hatch to loft and shelved linen cupboard with radiator.

Bedroom One	11' 8" x 9' 10" (3.55m x 2.99m) with radiator.
En-Suite Shower Room	with White suite comprising tiled shower enclosure with thermostatic shower controls and rain shower head, folding splash door, vanity basin with mixer tap, low level W.C., complementary tiling, extractor fan and towel radiator.
Bedroom Two	12' 1" x 9' 7" (3.68m x 2.92m) with radiator.
Bedroom Three	11' 9" x 9' 1" (3.58m x 2.77m) with radiator.
Bedroom Four	10' 9" x 9' 6" (3.27m x 2.89m) with radiator.
Family Bathroom	having White suite comprising panelled bath with thermostatic shower controls with rain shower head, vanity hand basin with cupboard under, low level W.C. with concealed cistern, complementary tiling, extractor fan and towel radiator.

OUTSIDE

Garage	16' 1" x 8' 5" (4.90m x 2.56m) approached via a block paved driveway, having remotely operated up & over door, power & light connected, personal door and wall-mounted Ideal Gas-fired Combi-boiler supplying domestic hot water and central heating to radiators.
The Gardens	To the front of the property is an area of lawn sat behind a small brick wall. To the side there is an outside tap and hand gate leading to the rear garden which has an upper and lower paved terrace. On the upper level is an area laid to shingle whilst the whole is nicely enclosed by a wall and fencing.
Services	We understand Mains Water, Drainage, Gas and Electricity are all connected.
Tenure	Freehold with vacant possession.
Rating Band	"D"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/8410-6926-8250-8435-4292





FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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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)

3, Forage Lane WARMINSTER BA12 0DH	Energy rating C	Valid until: 16 June 2030
		Certificate number: 8410-6926-8250-8435-4292

Property type	Detached house
Total floor area	110 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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