

DAVIS & LATCHAM ESTATE AGENTS

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| Semi-Detached Bungalow requiring updating | • In a popular Residential Cul-De-Sac |
| Spacious Sitting Room | • 2 Bedrooms & Bathroom |
| 17' Kitchen/Diner | • Large Dining Room & Study/3rd Bedroom |
| Garage & Ample Off-Road Parking | • Easily Run Sunny South-facing Rear Garden |
| Gas-fired Central Heating to radiators | • Upvc Sealed-unit Double Glazing |



29 Melrose Avenue, Warminster, Wiltshire, BA12 8EG

£230,000



Entrance Hall, Spacious Sitting Room, Inner Hall, 2 Bedrooms & Bathroom, 17' Kitchen/Diner, Large Dining Room & Study/3rd Bedroom, Garage & Ample Off-Road Parking and Easily Run Sunny South-facing Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing. With scope for Updating this Greatly Extended Semi-Detached Bungalow is equally ideal for Family Occupation or Retirement enjoying an enviable setting in a popular Residential Cul-De-Sac.

Accommodation

THE PROPERTY is a spacious extended semi-detached bungalow which has brick and decorative clad elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed unit double glazed windows. The bungalow started life with 2 Bedrooms but has since been greatly extended to provide flexible living accommodation which has the added bonus of a 3rd Bedroom/Study together with a large Dining Room whilst the property has plenty of Off-Road Parking. Equally suited for family occupation or retirement this is one of few bungalows currently available on the market in Warminster hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Melrose Avenue is a small residential cul-de-sac in a popular area on Western outskirts of Warminster just minutes on foot from lovely country walks yet equally close to a parade of neighbourhood shops - including a Tesco Express serving everyday needs. The route of a regular bus service stops nearby and provides easy access to the town centre approximately a mile with excellent shopping facilities, 3 supermarkets - including a Waitrose store, and a wide range of other amenities which include a theatre and library, a hospital and clinics and a railway station with regular service 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 Frome, Westbury, Trowbridge, 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 and further afield to London via the A303/M3, and Southampton and Bristol airports are just over an hour's drive.

ACCOMMODATION

Entrance Lobby with door into:

Spacious Sitting Room 20' 1" x 14' 4" (6.12m x 4.37m) having attractive natural stone fireplace housing Gas fire with backboiler supplying central heating to radiators and domestic hot water, creating a focal point, T.V. aerial point and radiator.

Kitchen/Diner 17' 5" x 8' 10" (5.30m x 2.69m) with range of postformed worksurfaces, inset colour-keyed sink, ample drawer and cupboard space, complementary tiling and matching overhead cupboards, inset Gas Hob with Filter Hood above, built-in Electric Oven, plumbing for dishwasher and washing machine, feature Pine panelled ceiling and exposed timberwork, ceramic tiled flooring, space for breakfast table & chairs, radiator, double glazed door to Garden

From the Kitchen a natural stone archway and steps lead down into the Dining Room.

Large Dining Room 14' 10" x 10' 0" (4.52m x 3.05m) having radiator, ample space for dining table & chairs, sliding patio doors leading onto Garden Terrace and door into Study/Bedroom 3.

Study/Bedroom Three 9' 10" x 8' 1" (2.99m x 2.46m) with radiator.

From the Sitting a door leads into:

Inner Hall	with hatch to roof space and cupboard housing hot water cylinder with immersion heater.
Bedroom One	14' 1" x 9' 0" (4.29m x 2.74m) having radiator and range of mirror-fronted wardrobe cupboards.
Bedroom Two	10' 1" x 9' 8" (3.07m x 2.94m) with radiator and Velux roof window ensuring natural light and ventilation.
Bathroom	with White suite comprising panelled bath, pedestal hand basin and low level W.C., complementary wall and floor tiling, Velux roof window ensuring plenty of natural light and ventilation, extractor fan and towel radiator.

OUTSIDE

Large Garage	19' 8" x 14' 4" (5.99m x 4.37m) approached via gated driveway with up & over door, power & light connected and personal side door.
Ample Off-Road Parking has also been created in front of the property.	
The Gardens	To the front is a raised border whilst the South-facing Rear Garden includes sheltered paved and gravelled terraces, a large ornamental pool and borders stocked with seasonal plants and shrubs enclosed by fencing and enjoying a sunny Southerly aspect.
Services	We understand Mains Gas, Electricity, Water and Drainage are connected to the property.
Tenure	Freehold with vacant possession
Rating Band	"C"
EPC URL	https://www.epcregister.com/direct/report/0156-2874-7249-9628-3335



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 Fax: Warminster 01985 847985 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



29, Melrose Avenue, WARMINSTER, BA12 8EG

Dwelling type: Semi-detached bungalow

Date of assessment: 24 April 2018

Date of certificate: 25 April 2018

Reference number: 0156-2874-7249-9628-3335

Type of assessment: RdSAP, existing dwelling

Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

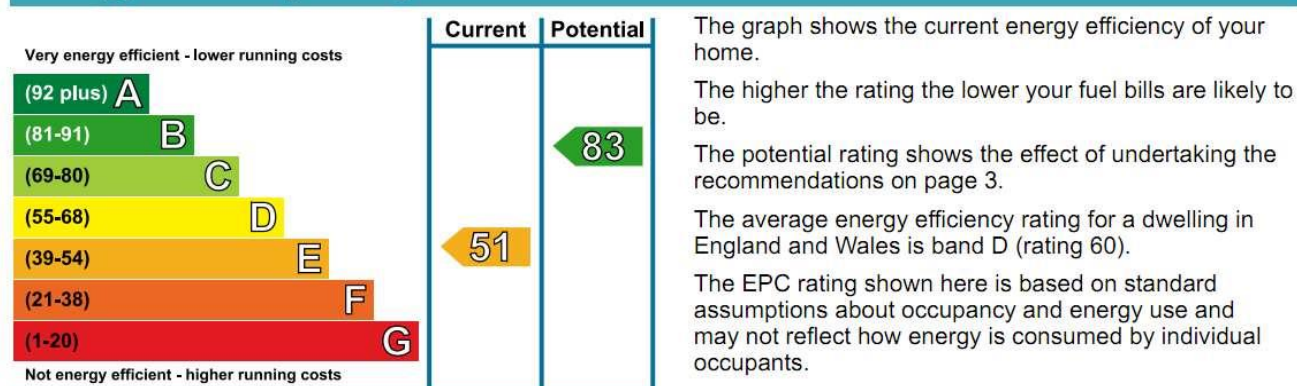
Estimated energy costs of dwelling for 3 years:	£ 3,717
Over 3 years you could save	£ 1,734

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 183 over 3 years	
Heating	£ 2,667 over 3 years	£ 1,581 over 3 years	
Hot Water	£ 762 over 3 years	£ 219 over 3 years	
Totals	£ 3,717	£ 1,983	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Cavity wall insulation	£500 - £1,500	£ 336
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 264

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.