

# DAVIS & LATCHAM ESTATE AGENTS

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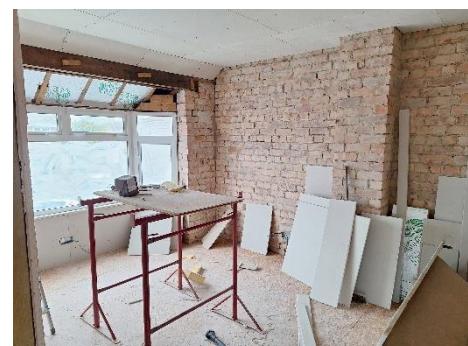
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## CASH BUYERS ONLY

Prized location minutes from the Town Centre & Town Park  
Porch, Hall, Bay-fronted Sitting/Dining Room  
First Floor Landing, 3 Bedrooms & Bathroom  
Overgrown Enclosed Gardens

- 1930's Semi which has been gutted internally
- When completed the accommodation would comprise:
- Garden Room, Cloakroom, Kitchen
- Driveway Parking
- Upvc Sealed Unit Double Glazing



**13 East End Avenue, Warminster, Wiltshire, BA12 9NF**

**£240,000**



**CASH BUYERS ONLY** - a rare opportunity to acquire a project this 1930's Semi which has been gutted internally now needs completing but occupies a prized location just minutes from the Town Centre and beautiful Warminster Town Park. When completed the accommodation would comprise: Porch, Hall, Bay-fronted Sitting/Dining Room, Garden Room, Cloakroom, Kitchen, First Floor Landing, 3 Bedrooms & Bathroom, Driveway Parking and Overgrown Enclosed Gardens, Upvc Sealed Unit Double Glazing.

## Accommodation

### THE PROPERTY

is a mature 1930's semi which has attractive bay-fronted brick and pebble dashed elevations under a tiled roof. The current owners have stripped back the internal accommodation to its bare bones brick shell - removing plasterwork, flooring, ceilings, the staircase, plumbing and wiring before abandoning the project, hence much of the hard work has been completed and the property now represents a blank canvas ready for reinstatement. In its present condition this is a property which is unlikely to attract a mortgage as it is uninhabitable hence the Agents are seeking a cash buyer who is not phased by the work required to return the property to its former glory. This would be a great opportunity for someone looking for a home in close proximity of both the town centre and the beautiful nearby Warminster Park as properties in this area of the town are seldom for sale hence the Agents strongly recommend early accompanied internal inspection in order to avoid disappointment.

**PLEASE NOTE:** **PEOPLE VIEWING ARE ADVISED TO TAKE GREAT CARE WHEN VISITING THE PROPERTY.**

### LOCATION

East End Avenue is a popular residential area close to the beautiful Warminster Park with its boating lake, tennis courts, putting green, tree trail, skate park, children's playground with a splash pad whilst the nearby Smallbrook Meadows Local Nature Reserve is a haven for wildlife with many unspoilt country walks. Yet the bustling town centre is within just a short stroll 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, hospital and clinics, many cafes and eateries and railway station. Rail users enjoy regular service 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.

### PRIOR TO STRIPPING THE PROPERTY, THE ACCOMMODATION COMPRISED

#### Entrance Porch

having Upvc double glazed door opening into:

#### Hall

now without a staircase in situ.

**Bay-windowed Sitting/Dining Room** 25' 1" into bay x 10' 6" (7.64m x 3.20m) mean having chimney breast/fireplace openings in Sitting Area and Dining Area and wide opening into Garden Room.

#### Garden Room

12' 0" x 6' 2" (3.65m x 1.88m) overlooking the Rear Garden having double glazed door to Garden and doors into the Cloakroom and Kitchen.

#### Cloakroom

having low level W.C. and hand basin.

#### Kitchen

8' 10" x 6' 9" (2.69m x 2.06m)

#### First Floor

Landing having loft access. There is currently no staircase to the First floor.

#### Bedroom One

13' 2" max x 10' 6" max (4.01m x 3.20m)

Bedroom Two 12' 0" x 10' 1" (3.65m x 3.07m)

Bedroom Three 8' 3" max x 6' 10" (2.51m x 2.08m)

Bathroom

## OUTSIDE

**Lean To Garage/Car Port** 15' 8" x 9' 5" (4.77m x 2.87m) approached via a block paved gated drive providing off-road parking, having a wooden door to the front, a personal rear door and cold water tap.

**The Gardens**

To the front is a gated driveway, shallow walling and an area of lawn with borders whilst the nicely enclosed Rear Garden includes a terrace whilst the remainder, although overgrown is capable of being restored to its former glory and enjoys a good level of privacy.

**Services**

We understand Mains Water, Drainage, Gas and Electricity are available.

**Tenure**

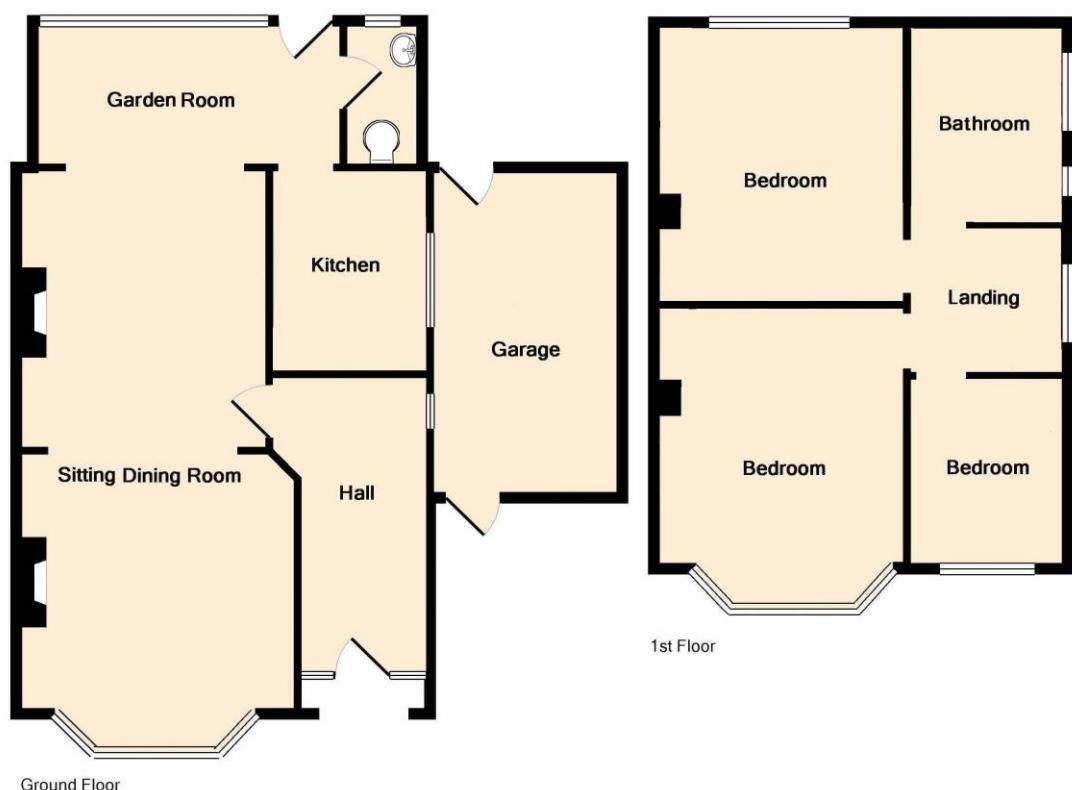
Freehold with vacant possession.

**Rating Band**

"C"

**EPC URL**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2190-4809-8160-8108-2295>



**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 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)

13 East End Avenue  
WARMINSTER  
BA12 9NF

Energy rating

**G**

Valid until:

**11 January 2036**

Certificate number: **2190-4809-8160-8108-2295**

Property type **Semi-detached house**

Total floor area **88 square metres**

### Rules on letting this property

#### **! You may not be able to let this property**

This property has an energy rating of 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is G. 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

