

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



- Spacious Semi-Detached House** • **Panoramic views of the surrounding Country**
Sitting Room with woodburner, Dining Room, Conservatory • **Kitchen, Breakfast Area, Cloaks/Shower Room & Utility**
Bathroom & 3 Double Bedrooms • **Garage & Driveway Parking**
South-facing Garden enjoying far reaching views • **Sealed Unit Double Glazing**
Air Source Heat Pump Heating • **Roof-mounted PV Panels**



Fordwater, 74 Lane End, Corsley, Warminster, Wiltshire, BA12 7PG

£350,000



Entrance Porch, Hall, Sitting Room with woodburner, Dining Room, Large Conservatory, Spacious Kitchen, Breakfast Area, Cloaks/Shower Room & Utility, First Floor Landing, Bathroom & 3 Double Bedrooms, Garage & Driveway Parking, Sizeable South-facing Garden enjoying far reaching views, Sealed Unit Double Glazing, Air Source Heat Pump Heating & Roof-mounted PV Panels. This spacious Semi-Detached House enjoys an enviable elevated edge of Village setting with panoramic views of the surrounding Country.

Accommodation

THE PROPERTY is an attractive extended semi-detached house which has reconstructed stone and rendered elevations under a tiled roof and benefits from sealed unit double glazing together with air source LG Therma V Air to Water Heat Pump central heating system to radiators using natural energy from the air to provide green heating and hot water whilst the property also boasts roof-mounted Photo Voltaic panels generating free day-time electricity. Although in need of redecoration the property provides family-sized living accommodation with 3 double Bedrooms complemented by a good-sized South-facing rear Garden which enjoys lovely country views. This is a rare opportunity to acquire a delightful home in this popular village which must be viewed internally to be fully appreciated, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION occupying an enviable elevated setting at Lane End close to the Wiltshire/Somerset borders on the fringes of Corsley, a scattered rural community designated an Area of Outstanding Natural Beauty bordering the Longleat Estate, the ancestral home of Lord Bath, just minutes from unspoilt woodland for dog walking or rambling. The towns of Warminster and Frome are both readily accessible, each providing excellent shopping facilities, schooling and other amenities - Warminster boasts 3 supermarkets including a Waitrose store, and a wide variety of amenities which include a theatre & library, clinics & hospital and railway station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Within a few minute's drive is an ASDA superstore on the outskirts of Frome whilst the town is renowned for its popular monthly Artisan's market. Other centres in the area include Westbury, Trowbridge and Bath, all within a comfortable driving distance as are the various Salisbury Plain military bases whilst Bristol, Bournemouth and Southampton airports are each just over an hour by car.

ACCOMMODATION

Double Glazed Entrance Porch with deep understairs cupboard with hanging rail and housing electrical fusegear and inner door into:

Hall with radiator and laminate flooring.
From the Hall an archway leads into:

Breakfast Room 12' 7" x 7' 10" (3.83m x 2.39m) with radiator, wall light points, staircase to First Floor, ample space for breakfast table and chairs and door into Kitchen.

Spacious Kitchen 13' 3" x 9' 11" (4.04m x 3.02m) with extensive range of worksurfaces, inset 1½ bowl ceramic sink, contemporary Cream units providing ample drawer & cupboard space, matching overhead cupboards, complementary tiling, recess for slot-in Electric cooker, recessed spotlighting, space for fridge and freezer, and serving hatch to Dining Room.

Cloaks/Shower Room having shower enclosure with Mira controls, hand basin and low level W.C., ceramic tiled flooring and radiator.

| | |
|----------------------------|---|
| Utility Room | 8' 8" x 6' 7" (2.64m x 2.01m) with postformed worksurface with circular bowl, fitted cupboards and drawers together with matching overhead cupboards, radiator, plumbing for washing machine, ceramic tiled flooring and side door to Garden. From the Breakfast Room a door leads into: |
| Sitting Room | 19' 1" x 12' 8" (5.81m x 3.86m) with natural stone fireplace housing wood burning stove creating a focal point, T.V. aerial point, radiator and glazed double doors into the Dining Room. |
| Dining Room | 10' 4" x 9' 11" (3.15m x 3.02m) with radiator and wall light points. From the Sitting Room sliding double glazed patio doors lead into: |
| Double Glazed Conservatory | 14' 8" x 9' 0" (4.47m x 2.74m) featuring a Blue tinted self-cleaning glass roof, and full height windows enjoying lovely panoramic views South across the Rear Garden, ceiling roller blinds, ceramic tiled floor and a sliding door leading onto Garden Terrace. |
| First Floor Landing | with radiator and hatch to roof space. |
| Bedroom One | 13' 10" x 12' 8" (4.21m x 3.86m) enjoying distant views towards the treeline of Longleat woods with radiator and fitted furniture including cupboards, dressing surface and drawers. |
| Bedroom Two | 13' 2" x 12' 8" (4.01m x 3.86m) enjoying dual aspects also with lovely views South, radiator and 2 built-in cupboards. |
| Bedroom Three | 10' 3" x 9' 10" (3.12m x 2.99m) with radiator, built-in wardrobe cupboard and further cupboard housing hot water cylinder with immersion heater fitted. |
| Bathroom | having White suite comprising panelled bath, corner shower enclosure, hand basin, low level W.C., complementary tiling and towel radiator. |

OUTSIDE

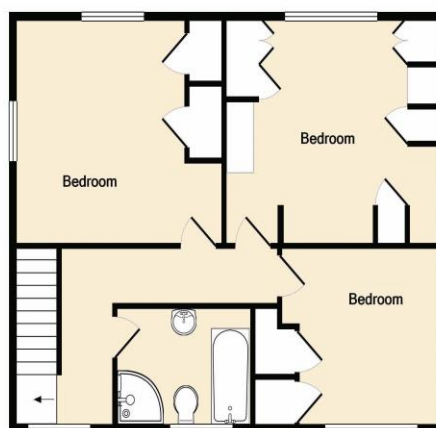
The Property is approached via a tarmac driveway/forecourt to the Garage 17' 5" x 11' 6" (5.30m x 3.50m) with up & over door and power & light connected also housing LG Therma V boiler providing domestic hot water.

Fordwater boasts a lovely elevated setting enjoying far reaching views South. To the front are areas of gravel interspersed with flowerborders, trellis and hedging whilst to the rear is a large sunny South-facing paved terrace which enjoys superb uninterrupted country views towards the treeline of the Longleat woods whilst steps lead down to a lawn, borders stocked with seasonal plants and a shed. A short flight of steps lead to a further area of Garden ideal for the cultivation of vegetables. This is a delightful property which will suit someone for whom location and uninterrupted views are important.

| | |
|-------------|---|
| Services | We understand Mains Water and Electricity are connected to the property whilst drainage is to a Septic Tank shared with the neighbouring property. |
| Tenure | Freehold with vacant possession |
| Rating Band | "D" |
| EPC URL | https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-4929-9000-0515-2206 |



Ground Floor



1st Floor

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 (EPC)

FORDWATER
MILL LANE
CORSLEY
BA12 7PG

Energy rating

D

Valid until 5 January 2031

Certificate number

0239-4929-9000-0515-2206

Property type

Semi-detached house

Total floor area

134 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

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