

# DAVIS & LATCHAM ESTATE AGENTS

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- Almost New Three-Storey Family Home**
- Newly Developed area not far from Westbury Station**
- Spacious Sitting Room**
- Garage & Driveway Parking**
- Gas-fired Central Heating to radiators**
- Available on 50% Shared ownership**
- Cloakroom, Well Equipped Kitchen/Diner**
- Family Bathroom & 4 Bedrooms - 1 with En Suite**
- Enclosed Easily Managed Rear Garden**
- Upvc Sealed Unit Double Glazing**



**28 Amazon Way, Westbury, Wiltshire, BA13 4FJ**

**£330,000**



An almost New Three-Storey Family Home available on 50% Shared ownership based on Full Market Value of £330,000 located in a Newly Developed area not far from Westbury Station. Entrance Hall, Cloakroom, Well Equipped Kitchen/Diner, Spacious Sitting Room, Arranged Over Two Floors is Family Bathroom & 4 Bedrooms - 1 with En Suite Shower, Garage & Driveway Parking and Enclosed Easily Managed Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing.

## Accommodation

**THE PROPERTY** is a spacious well-appointed 3-storey semi-detached house built by Linden Homes and first occupied in 2022, which has attractive brick elevations under a slate tiled roof and benefits from Upvc sealed unit double glazing together with Gas-fired central heating to radiators and practically new carpets and floorcoverings. This is a well-planned property providing flexible living accommodation arranged on three floors and would be a great choice for a young family purchasing for the first time. Available on a 50% Shared Ownership basis with Haylo Housing, properties of this type are ideally suited for someone needing the convenience of being just a few minutes level walk from the railway station for commuting and has the added bonus of being immediately available with no associated sale chain, hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

**SHARED OWNERSHIP** enables you to buy a share in your dream home and pay a monthly rent on the share you don't own. Staircasing allows you to increase the proportion of the property you own. Buying more shares in your property in incremental stages of 10% is known as staircasing enabling you to own a larger proportion of your property and pay less rent on the share you don't own.

**LOCATION** occupying a convenient setting in the newly developed Spinnaker residential development adjacent to the attractive Eden Vale Lake popular, with sailors and anglers, just a short distance from Station Road and within easy reach of Westbury town centre and its shopping facilities which include an Aldi, Morrisons and Lidl, Primary and Secondary schooling and other amenities including Sports Centre and Medical Centre whilst within just a few minutes on foot is the Westbury Station with its excellent regular rail service offering the ease of commuting to Bath, Bristol, Swindon, Salisbury, Exeter and London - Paddington, plus further afield. The local towns Warminster, Frome and Trowbridge are all within easy driving distance, as are the various Salisbury Plain military bases whilst the A350 and A36 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 road.

## ACCOMMODATION

**Canopy Porch** with courtesy light and double glazed front door opening into:

**Entrance Hall** having radiator, laminate flooring and staircase to First Floor.

**Cloakroom** having White suite low level W.C., hand basin, extractor fan and laminate flooring.

**Well Appointed Kitchen/Diner** 15' 6" x 9' 1" (4.72m x 2.77m) having postformed worksurfaces with inset 1½ bowl sink, range of contemporary units providing ample drawer and cupboard space and matching overhead cupboards, built-in Electric Oven and Gas Hob with Filter Hood and stainless steel splashback, plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing Ideal Logic combi-boiler supplying central heating to radiators and domestic hot water, spotlighting, Dining Area with ample space for table & chairs, radiator and laminate flooring.

From the Hall a door leads into:

Spacious Sitting Room 16' 3" x 10' 6" (4.95m x 3.20m) plus door recess having radiator, T.V. aerial point, deep understairs cupboard housing fusegear and double French door opening onto Garden Terrace.

First Floor Landing having shelved linen cupboard.

Bedroom Two 13' 10" x 9' 1" (4.21m x 2.77m) having radiator.

Bedroom Three 12' 4" x 9' 0" (3.76m x 2.74m) having radiator.

Bedroom Four 10' 6" x 6' 11" (3.20m x 2.11m) having radiator.

Family Bathroom having White suite comprising panelled bath, pedestal hand basin and low level W.C., complementary tiling, extractor fan and radiator.

Second Floor Landing

Bedroom One 15' 2" x 12' 9" (4.62m x 3.88m) having dual aspects with velux roof window, T.V. aerial point, radiator, access to eaves, hatch to loft and door into En Suite Shower Room.

En Suite Shower Room having shower enclosure with thermostatic shower controls, complementary tiling and glazed bi-fold splash doors, pedestal hand basin, low level W.C., extractor fan, radiator and Velux roof window providing natural light and ventilation.

## OUTSIDE

Garage 20' 4" x 10' 0" (6.19m x 3.05m) having up & over door approached via tarmac driveway with parking space for 2 or 3 vehicles. A gate from the driveway leads into the Rear Garden.

Services We understand Mains Water, Drainage, Gas & Electricity are all connected.

Tenure Leasehold with vacant possession - The property is held on a 125 year lease which commenced in 2022 subject to Shared Ownership Rent of £427.00 per month which includes a lease management fee and buildings insurance. Annual Estate Management Fee currently £224.21 for the upkeep of the local communal areas.

**TENURE NOTE** If purchased at the full market value of £330,000 this property will revert to Freehold with vacant possession.

Rating Band "D"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/2600-3105-0932-7099-3593>

**NOTE** The advertised price represents a 50% share based on full market value of £330,000.

**ELIGIBILITY REQUIREMENTS** Buyers must be at least 18 years of age and have a combined household income under £80,000. Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability and sustainability assessment - not all benefits are eligible, (visit the Homes England Calculator for further information). Buyers must use any savings and financial investments towards the purchase of their home. Self-employed buyers must provide 2 years proof of income. Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator.





## 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)  
E-mail - [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.

## Energy performance certificate (EPC)

28 AMAZON WAY  
WESTBURY  
BA13 4FJ

Energy rating

**B**

Valid until: **9 May 2031**

Certificate number: **2600-3105-0932-7099-3593**

Property type

Semi-detached house

Total floor area

103 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 current energy rating is B. It has the potential to be A.

[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+	<b>A</b>		95 <b>A</b>
81-91	<b>B</b>	85 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		