

DAVIS & LATCHAM ESTATE AGENTS

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- Delightful Victorian Terraced Cottage**
- Ideal for First Time Purchase**
- Compact Well Equipped Kitchen**
- Bathroom**
- Upvc Sealed Unit Double Glazing**
- Village location between Warminster & Westbury**
- Charming Sitting/Dining Room with Wood Burner**
- 2 Bedrooms**
- Generous Rear Garden with Far Reaching Views**
- Partial Central Heating**



30 Upton Scudamore, Warminster, Wiltshire, BA12 0AG

£230,000



Ideal for First Time Purchase a delightful Victorian Terraced Cottage located in this popular Village twixt Warminster and Westbury. Charming Sitting/Dining Room with Wood Burner, Compact Well Equipped Kitchen, First Floor Landing, Bathroom & 2 Bedrooms, Upvc Sealed Unit Double Glazing & Partial Central Heating, Generously Proportioned Rear Garden Enjoying Far Reaching Views.

Accommodation

THE PROPERTY is a charming terraced cottage, probably mid-Victorian, which has colour-washed rendered elevations under a tiled roof and benefits from Upvc sealed unit double glazing and partial central heating. Besides offering comfortable easily run accommodation the cottage boasts a very large Rear Garden which enjoys lovely far-reaching views. A great choice for first time purchase or retirement, cottages of this type are becoming increasingly scarce hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION

In the heart of the small and friendly village of Upton Scudamore, which boasts a fine parish church, St Mary the Virgin with its 12th century origins and the Angel Inn which hosts a popular Italian restaurant La Campagna. Upton Scudamore is surrounded by the delightful undulating Wiltshire countryside with many opportunities for keen ramblers and cyclists and is conveniently located mid-way between the towns of Warminster and Westbury. Warminster 2 miles to the South has a bustling town centre with excellent shopping facilities - 3 supermarkets including a Waitrose store and a variety of independent shops and eateries whilst other amenities include a theatre, library, hospital and clinics and a railway station. Westbury 2 miles to the North also has a good range of facilities and both towns enjoy regular rail services to either London Paddington via Swindon or London Waterloo via Salisbury 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. The A36, A350 and A303 trunk routes provide swift road communications 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.

ACCOMMODATION

Entrance Porch with tiled flooring and inner door into:

Charming Sitting/Dining Room 16' 3" x 14' 8" (4.95m x 4.47m) having attractive fireplace housing multi-fuel stove with back boiler supplying partial central heating creating a focal point, T.V. aerial point, telephone point, wall light points, Dining Area with space for dining table & chairs, staircase to First Floor, understair cupboard and door to Kitchen.

Kitchen 8' 2" x 7' 3" (2.49m x 2.21m) having range of postformed worksurfaces, inset 1½ bowl sink, drawer and cupboard space, complementary tiling, matching overhead cupboards, built-in Electric Oven and Electric Hob with Filter Hood above, plumbing for washing machine and dishwasher, recess for fridge/freezer, tiled flooring and door to Rear Garden.

First Floor Landing with access hatch to loft space.

Bedroom One 13' 0" x 10' 2" (3.96m x 3.10m) having radiator and fitted furniture including dressing surface and drawers flanked by wardrobes.

Bedroom Two 8' 3" x 7' 3" (2.51m x 2.21m) having radiator.

Bathroom having White suite comprising panelled bath with Bristan shower above and glazed splash screen, pedestal hand basin, low level W.C., complementary wall tiling, fan heater, extractor fan, recessed lighting and radiator.

OUTSIDE

Parking is usually available on-street in front of the property.

The Large Rear Garden will suit someone for whom gardening is a hobby. The property has an outside tap and power point, paved and gravel terraces, decking and an extensive area of lawn and plenty of scope to create space for the cultivation of vegetables whilst at the end of the Garden is a large block-built Garden Store. A particular feature of the Garden is the lovely uninterrupted view of the surrounding countryside.

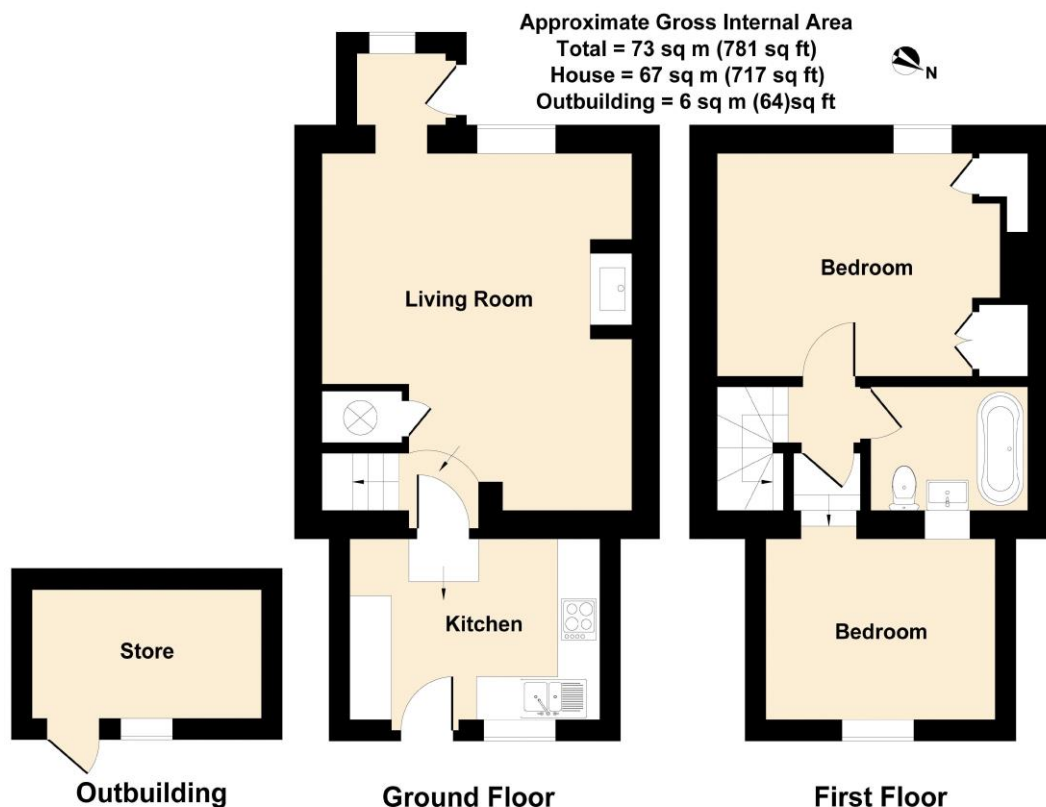
Note: The adjoining cottages number 28 and 29 have a pedestrian right of way across the rear of number 30 whilst number 30 enjoys a similar right of way across the rear of number 31 for bins, garden deliveries etc.

Services We understand Mains Water, Drainage and Electricity are connected to the cottage.

Tenure Freehold with vacant possession.

Rating Band "B"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/1300-4563-0522-2223-3973>



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)

30 Upton Scudamore WARMINSTER BA12 0AG	Energy rating D	Valid until: 25 January 2033
		Certificate number: 1300-4563-0522-2223-3973

Property type: Mid-terrace house

Total floor area: 68 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 D. 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		86 B
69-80	C		
55-68	D	61 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