

DAVIS & LATCHAM

ESTATE AGENTS

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- Individual Detached Bungalow
- Occupies a peaceful elevated setting
- Cosy Sitting Room
- 2 Bedrooms & Bathroom
- Private Established Gardens
- In need of updating
- No Onward Chain
- Dining Room and Kitchen
- Garage & Off-Road Parking
- Electric Heating



36 Brook Street, Warminster, Wiltshire, BA12 8DW

£225,000



Although in need of updating this individual Detached Bungalow occupies a peaceful elevated setting on the Southern outskirts of the Town not far from neighbourhood shops. Entrance Hall, 2 Bedrooms & Bathroom, Cosy Sitting Room, Dining Room and Kitchen, Garage & Off-Road Parking, Private Established Gardens, Electric Heating.

Accommodation

THE PROPERTY is a mature individual detached bungalow which has brick elevations under a tiled roof and benefits from Electric heating whilst Gas is available in Brook Street if an alternative is preferred. Although in need of updating this is a rare opportunity to acquire a non-estate bungalow in a peaceful elevated setting with potential to extend subject to the usual permissions. Immediately available with no associated chain hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

occupying a pleasant elevated setting approached via a gently sloping footpath, on the Western fringes of Warminster, not far from the woodlands of the Longleat Estate making this an ideal spot for ramblers, dog walkers and cyclists alike. Within minutes on foot is a small parade of neighbourhood shops including a Tesco Express, providing everyday needs whilst the bustling town centre is just under a mile offering excellent shopping - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries. Other amenities include a theatre and library, clinics and hospital, a beautiful town centre park and a railway station. Rail users enjoy regular services to Salisbury, and direct onto London Waterloo, and to Bath with a direct line onto South Wales. The town is served by a good local roads network whilst the other main centres in the area including Westbury, Trowbridge, Frome, Salisbury and Bath are all within a comfortable driving distance. The A36, A350 and A303 trunk roads provide swift access 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

- Hall** having panel heater, built-in cloaks cupboard and access hatch to loft.
- Bedroom One** 12' 0" x 9' 8" (3.65m x 2.94m) having built-in cupboard and electric panel heater.
- Bedroom Two** 11' 10" x 9' 4" (3.60m x 2.84m) having corner shower cubicle with Triton shower controls and panel heater.
- Bathroom** having White suite comprising panelled bath, hand basin, low level W.C. and electric panel heater.
- Cosy Sitting Room** 11' 8" x 11' 9" (3.55m x 3.58m) having open fireplace with natural stone surround and adjacent television surface with aerial point, telephone point and archway into Dining Room.
- Dining Room** 11' 10" x 10' 9" (3.60m x 3.27m) having fitted cupboard and shelving, space for dining table & chairs and door to Kitchen.
- Kitchen** 8' 10" x 7' 7" (2.69m x 2.31m) having single drainer sink unit with cupboards under, complementary tiling, postformed worksurfaces with space under, plumbing for washing machine, point for electric cooker and door into Garden Room.
- Lean-To Garden Room** with door to Garden.
- Single Garage** The right hand of a pair which has a parking space in front and an additional adjacent parking space to the right.

The Gardens

Although the Gardens are past their best a path flanked by lawns leads to the front door and there are various borders stocked with seasonal plants and bulbs. A path to one side leads to a further area of lawn and the remainder, although overgrown, is capable of being restored to its former glory and enjoys a good level of privacy. A gated path leads to King Lane and King Street.

Services

We understand Mains Water, Drainage and Electricity is connected to the property. We understand Mains Gas is available in Brook Street.

Tenure

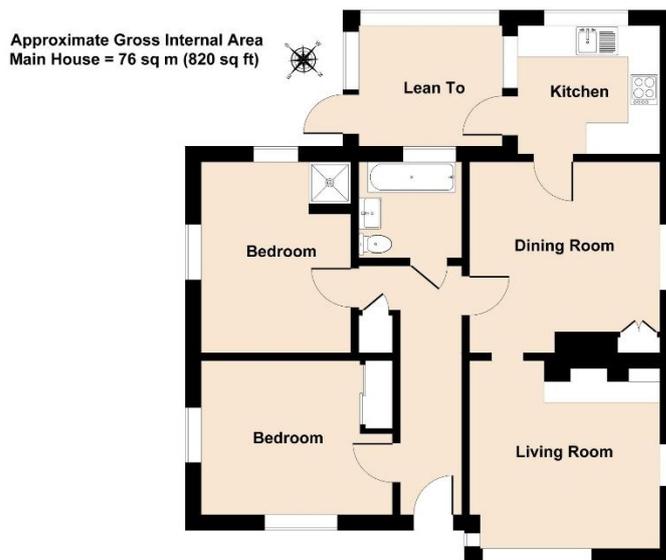
Freehold with vacant possession.

Rating Band

"D"

EPC URL

<https://find-energy-certificate.service.gov.uk/energy-certificate/0915-8166-9102-0097-2902>



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING

By prior appointment through
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PLEASE NOTE

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Energy performance certificate (EPC)			
36 Brook Street WARMINSTER BA12 8DW	Energy rating F	Valid until:	11 March 2036
		Certificate number:	0915-8166-9102-0097-2902
Property type	Detached bungalow		
Total floor area	66 square metres		

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. 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 F. 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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 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