

DAVIS & LATCHAM ESTATE AGENTS

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- A well presented Top Floor Retirement Apartment**
- Conveniently located purpose built Development
 - Close to all Town Centre amenities
 - Communal Entrance Hall with Lift serving all floors
 - Individual Entrance Hall
 - Double Bedroom, Fully-tiled Shower Room
 - Sitting Room with 2 windows, Kitchenette
 - House Manager, Residents' Lounge & Laundry Room
 - Sealed-unit Double Glazing
 - Economy 7 Night Store Heating



**33 Homeminster House, Station Road, Warminster, Wiltshire,
BA12 9BP
£59,950**



A well presented Top Floor Apartment in this conveniently located purpose built Town Centre Retirement Development. Individual Entrance Hall, Double Bedroom, Fully-tiled Shower Room, Pleasant Sitting Room, Kitchenette, Upvc Sealed-unit Double Glazing & Electric Heating, Lifts Serving All Floors, House Manager, Large Residents' Lounge & Laundry Room.

Accommodation

THE PROPERTY is a well presented top floor apartment which overlooks the gardens on the Northern flank of Homeminster House, a purpose-built town centre development, designed with the over 60's in mind, with well-lit communal hallways whilst all floors are served by lifts and stairways. All properties benefit from Electric Heating and Double Glazing, power points are at a comfortable waist height, whilst a pull-cord and personal lanyard safety and security system is linked to an experienced House Manager responsible for overseeing the smooth day-to-day running of the building and an out-of-hours Apello careline service provides peace of mind when the House Manager is off duty. A guest apartment is also available by arrangement for visiting friends and relatives. The well maintained accommodation has an updated electric consumer unit whilst the hot water cylinder has been replaced by a compact water heater. The apartment is available with no associated sale chain, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION Homeminster House is a friendly and welcoming retirement complex which enjoys a very handy location just off Station Road close to the railway station and moments on foot from the bustling town centre with its excellent shopping facilities - 3 supermarkets including nearby Waitrose and Lidl stores which are practically on the doorstep, together with a wide range of other amenities including a host of independent shops, cafes and eateries. Other facilities include a theatre & library, hospital & clinics and the town is well served by local buses. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line onto South Wales. The other main centres in the area include Frome, Trowbridge, Westbury, Bath and Salisbury which are within comfortable driving distance whilst the A36, A350 and A303 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 car.

ACCOMMODATION

Sheltered Porch Area with secure entryphone access system linked to the apartment and Spacious Communal Ground Floor Entrance Lobby giving access to the Lift to all floors, whilst the Manager's Office, Large Residents' Lounge Area, which has puzzles, games, jigsaws and CD's for all to enjoy and where social events are regularly held including coffee mornings, Sunday Church services, music concerts and weekly bingo. There is also a well-resourced Laundry and Refuse Store which are all conveniently close by.

Hall having individual front door leading into the apartment.

Private Inner Hall having entryphone/intercom, smoke alarm sensor and cloaks hanging space and shelved cupboard housing Ariston water heater and electrical fusegear.

Bedroom 12' 0" x 8' 8" (3.65m x 2.64m) having night store heater, wall light point and built-in wardrobe cupboard with bi-fold doors.

Fully-tiled Shower Room comprising shower enclosure having Mira shower controls, vanity hand basin with useful cupboard under, low level W.C with concealed cistern, extractor fan, fan heater, heated towel rail and walls fully-tiled in complementary ceramics.

Pleasant Sitting Room 15' 4" x 11' 7" (4.67m x 3.53m) with 2 windows which overlook the rear Gardens, night store heater, wall light point and T.V. aerial point.

From the Sitting Room an arched opening leads into the Kitchenette.

Fully-tiled Kitchenette 8' 5" x 5' 5" (2.56m x 1.65m) having postformed worksurfaces, stainless steel single drainer sink, drawer & cupboard space, matching overhead cupboards with Beech effect fronted units, Electric Hob with Filter Hood above, built-in Electric Oven, space for Fridge and Freezer, complementary wall tiling and extractor fan.

OUTSIDE

Residents' Parking Available on a first come/first served basis - Residents' Parking is controlled by a number plate recognition camera. Charging Bay for Electric Mobility Scooters.

The approach to the building is attractively laid to well-tended borders stocked with ground cover plants and shrubs whilst the well-kept communal Gardens are for residents enjoyment.

Services We understand Mains Water, Drainage & Electricity are connected to the property.

Tenure Leasehold with vacant possession.

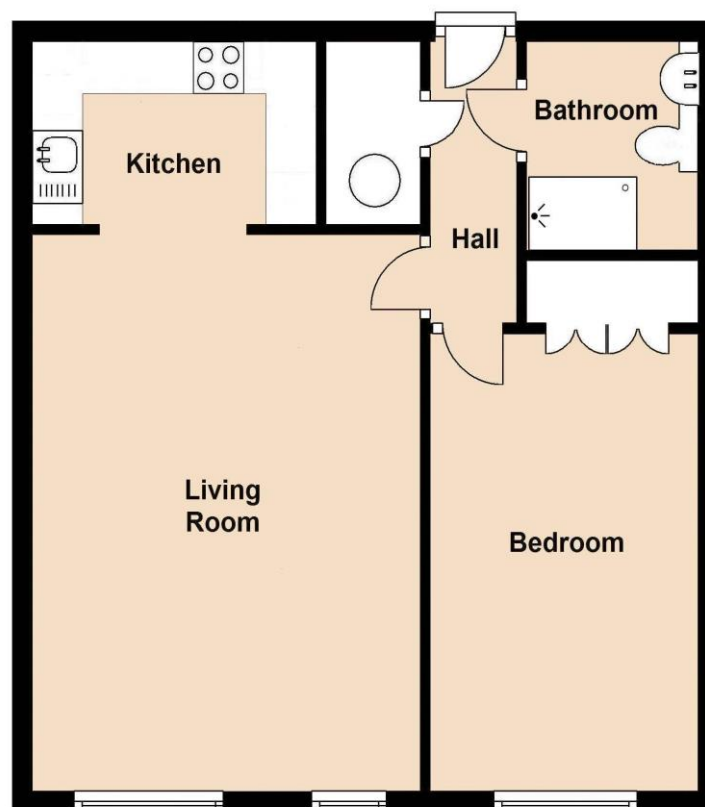
Lease The property is held on a 139 year lease which commenced 1 September 1985 and is subject to an annually reviewable all-in maintenance charge, the amount payable is £2236.60 for the current half year period 1 September 2025 - 28 February 2026 which covers upkeep and maintenance of communal areas, provision of the House Managers, metered Water supply and also includes Buildings Insurance.

Ground Rent £227.59 for the current half-year period 1 September 2025 - 28 February 2026.

Rating Band "A"

EPC URL <https://find-energy-certificate.service.gov.uk/energy-certificate/3812-2156-1102-0109-2302>

NOTE: Various items of furniture are available by separate negotiation.



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)

Flat 33 Homeminstor House Station Road WARMINSTER BA12 9BP	Energy rating C	Valid until: 7 January 2036
		Certificate number: 3812-2156-1102-0109-2302

Property type	Top-floor flat
Total floor area	38 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 C. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		