

DAVIS & LATCHAM ESTATE AGENTS

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| Semi-Detached Split-Level Home | • Enjoying superb Country Views |
| Sitting/Dining Room, Kitchen | • Bathroom, Bedroom 3 |
| Lower Ground Floor | • 2 Further Bedrooms & Store |
| Garage & Driveway Parking | • Rear Garden adjoining Green Open Space |
| Gas-fired Central Heating to radiators | • Upvc Sealed-unit Double Glazing |



58 Ashley Coombe, Warminster, Wiltshire, BA12 9QU

£315,000



This Semi-Detached Split-Level Home enjoys superb Country Views from its Elevated location on the extreme Southern outskirts of the Town. Porch, Hall, Pleasant Sitting/Dining Room, Bathroom, Bedroom 3, Kitchen, Lower Ground Floor, Rear Hall, 2 Further Bedrooms & Store, Garage & Driveway Parking, Rear Garden adjoining Green Open Space, Gas-fired Central Heating to radiators & Upvc Sealed-unit Double Glazing.

Accommodation

THE PROPERTY is a split-level semi-detached home which has reconstructed Bathstone elevations under a tiled roof and benefits from Gas-fired central heating to radiators together with Upvc sealed-unit double glazing. The living accommodation includes 2 Bedrooms at Garden level whilst the Sitting Room enjoys superb far-reaching country views. Although some rooms require cosmetic updating the flexible living accommodation would suit a variety of buyers seeking a home in a peaceful residential edge of town hence the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION pleasantly situated in Ashley Coombe a peaceful edge-of-town residential area on the extreme elevated Southern outskirts of Warminster, not far from an extensive area of public open space whilst Smallbrook Meadows Local Nature Reserve and lovely walks in Henfords Marsh and the River Wylfe are also closeby. The town centre is approximately a mile distant and offers excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of small independent traders and coffee shops. Other amenities include a theatre & library, hospital & clinics and rail station with regular services to Salisbury, and then direct to London Waterloo, and to Bath with a direct line on to South Wales. Other main centres in the area include Frome, Trowbridge and Westbury whilst the A36, A350 and A303 trunk routes provide swift road access throughout the West Country and further afield to London via the A303/M3. The various Salisbury Plain military bases are all within a comfortable driving distance whilst Bristol, Southampton and Bournemouth airports are each just over an hour by road.

ACCOMMODATION

Entrance Porch having double glazed front door and inner door into:

Hall with stairs down to the Lower Ground Floor, heating thermostat, telephone point, radiator and cupboard housing Worcester Gas-fired combi-boiler supplying domestic hot water and central heating to radiators.

Pleasant Sitting/Dining Room 17' 0" x 12' 2" (5.18m x 3.71m) having large picture window enjoying superb views of the surrounding countryside, T.V. aerial point, radiator and space for table and chairs.

Fully-tiled Bathroom having contemporary White suite comprising panelled bath with Thermostatic shower above, vanity hand basin with cupboard under, low level W.C. with concealed cistern, towel radiator and complementary ceramic wall tiling.

Bedroom Three 11' 7" x 8' 3" (3.53m x 2.51m) currently serving as a Dining Room having lovely views and radiator.

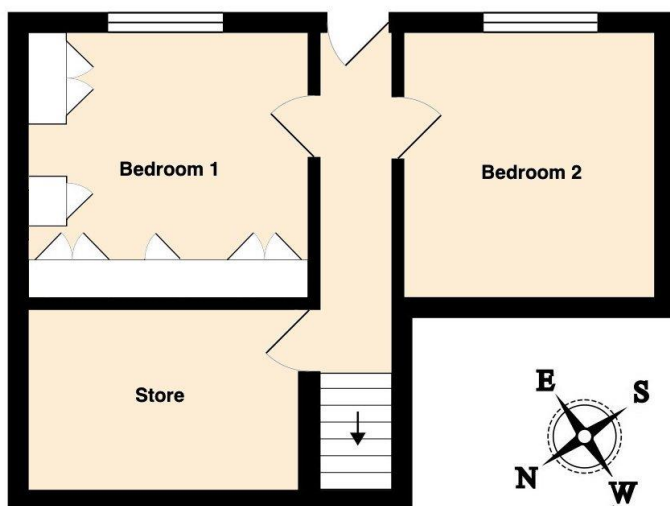
Fitted Kitchen 11' 5" x 8' 3" (3.48m x 2.51m) having postformed worksurfaces, inset colour-keyed sink, ample drawer and cupboard space, matching overhead cupboards, Gas Hob & Electric Oven, recess & plumbing for washing machine, built-in Fridge, radiator, larder cupboard, breakfast bar, vinyl flooring and Upvc double-glazed door to Side.

From the Hall steps lead down to:

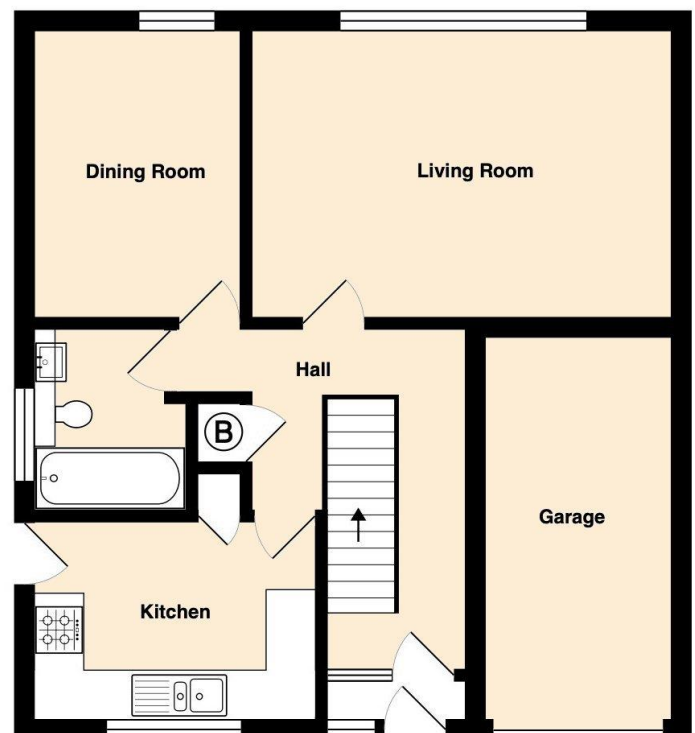
LOWER GROUND FLOOR

Rear Hall with Sizeable Store and Upvc double-glazed door to Rear Garden.

Bedroom One	11' 4" x 10' 9" (3.45m x 3.27m) having radiator and fitted furniture including wardrobes, overhead cupboards, matching chest of drawers and dressing surface.
Bedroom Two	10' 9" x 10' 1" (3.27m x 3.07m) with radiator.
OUTSIDE	
Garage	17' 8" x 7' 10" (5.38m x 2.39m) approached via a tarmac driveway providing off-road parking space, with up and over door, Gas Meter & Electric Meter, power & light connected.
The Gardens	To the front is an area of lawn whilst to one side is a handgate and steps down to the Rear Garden which includes easily managed lawns and a Greenhouse all nicely enclosed by fencing. The Rear Garden enjoys stunning views across adjoining countryside to Southleigh Woods in the distance.
Services	We understand Mains Water, Drainage, Gas and Electricity is connected.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	https://find-energy-certificate.service.gov.uk/energy-certificate/2190-0306-7170-4108-0221



1st Floor



Ground Floor

Total Area: 103.8 m² ... 1118 ft²

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
E-mail - homes@davislatcham.co.uk

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)

58 Ashley Coombe
WARMINSTER
BA12 9QU

Energy rating

C

Valid until: **19 June 2033**

Certificate number: **2190-0306-7170-4108-0221**

Property type

Semi-detached house

Total floor area

89 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 C. It has the potential to be B.

[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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		