

DAVIS & LATCHAM ESTATE AGENTS

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- Beautifully presented individual Detached House**
- Enjoys an elevated edge of Town setting
 - Cloakroom, Pleasant Sitting/Dining Room
 - Conservatory, Fitted Kitchen
 - Shower Room & 2 Double Bedrooms
 - Ample Off-Road Parking, Easily Managed Rear Garden
 - Gas-fired Central Heating to radiators
 - Upvc Sealed Unit Double Glazing



2 Bradley Road, Warminster, Wiltshire, BA12 8BP

£295,000



Hall, Cloakroom, Pleasant Sitting/Dining Room, Conservatory, Fitted Kitchen, First Floor Landing, Shower Room & 2 Double Bedrooms, Ample Off-Road Parking and Easily Managed Rear Garden, Gas-fired Central Heating to radiators & Upvc Sealed Unit Double Glazing. This beautifully presented light & airy individual Detached House enjoys an elevated edge of Town setting and fine views.

Accommodation

THE PROPERTY is a bright and airy individual detached house, which has attractive colourwash rendered elevations under a tiled roof and benefits from low maintenance Upvc sealed-unit double glazing together with Gas-fired central heating to radiators. The beautifully presented living accommodation would equally suit a young family buying for the first time or someone more mature seeking a very comfortable and easily run home which is ready to move into without the need to decorate etc. As properties of this type are currently in short supply the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

LOCATION located on the elevated Southern outskirts of the town in Bradley Road, commanding far reaching views across Warminster yet not far from open country and within easy reach of many unspoilt rural walks including the nearby woodland of the Longleat Estate. The bustling town centre is just over a mile with excellent shopping facilities - 3 supermarkets including a Waitrose store and a wide range of other amenities which include a theatre, library, hospital and clinics and a railway station with regular rail 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 including Frome, Westbury, Trowbridge, Bath and Salisbury are all within 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 Bournemouth, Bristol and Southampton airports are each just over an hour by road.

ACCOMMODATION

Canopy Porch having courtesy lantern and front door leading into:

Entrance Hall with radiator, cloaks hanging space, telephone point and staircase to First Floor.

Cloakroom with White suite comprising low level W.C., hand basin, tiled flooring and radiator.

Pleasant L-shaped Sitting/Dining Room 17' 6" x 11' 7" (5.33m x 3.53m) x 17' 6" x 8' 0" (5.33m x 2.44m) having decorative fire surround with opening for electric fire creating a focal point, 2 radiators, T.V. aerial point, telephone point, ample space for dining table and chairs and double glazed double doors leading into Conservatory.

Double Glazed Conservatory 10' 0" x 7' 8" (3.05m x 2.34m) overlooking the Rear Garden and enjoying views over the town and far beyond, with 2 radiators and double French door onto Garden Terrace.

Well Equipped Kitchen 9' 5" x 8' 7" (2.87m x 2.61m) with postformed worksurfaces, stainless steel sink, ample drawer & cupboard space, complementary tiling and matching overhead cupboards, built-in Electric Oven and Microwave, Gas Hob with stainless steel splashback and Filter Hood above, plumbing for washing machine and dishwasher, extractor fan and space for fridge/freezer.

First Floor Landing having radiator and access hatch to loft.

Shower Room having White suite comprising glazed shower enclosure with thermostatic shower controls, vanity hand basin with useful cupboard under, low level W.C., towel radiator, extractor fan and complementary wall and floor tiling.

Bedroom One	14' 4" x 8' 5" (4.37m x 2.56m) having radiator, built in wardrobe cupboard and further cupboard housing Gas-fired Ideal combi-boiler supplying central heating and domestic hot water.
Bedroom Two	11' 4" x 9' 7" (3.45m x 2.92m) enjoying far reaching views, having radiator and built-in wardrobe cupboard.
OUTSIDE	
Parking	A tarmac forecourt to the front of the property provides Ample Parking Space for a couple of cars, outside tap, and an adjacent area of shingle which provides additional parking space, if needed, and room for wheelie bins.
The Garden	is mainly to the rear of the property approached via a gated path and is at present laid to paving, decking and a lawn having raised borders stocked with seasonal plants and 2 sheds. The whole is nicely enclosed by fencing making it secure for children and pets.
Services	We understand Mains Water, Drainage, Gas and Electricity are all connected to the property.
Tenure	Freehold with vacant possession.
Rating Band	"A"
EPC URL	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8214-7829-2829-6934-2996



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)

2, Bradley Road
WARMINSTER
BA12 8BP

Energy rating
C

Valid until: **13 November 2024**
Certificate number: **8214-7829-2829-6934-2996**

Property type
Detached house

Total floor area
68 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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).

Energy efficiency rating for this property

This property’s current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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