

DAVIS & LATCHAM

ESTATE AGENTS

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- A beautifully presented Semi-Detached Bungalow**
- On the Southern outskirts of the Town
 - Contemporary Fully Fitted Kitchen
 - Driveway Parking, Car Port & Garage
 - Gas-fired Central Heating to radiators
 - In a popular residential area of Warminster
 - South-facing Sitting Room
 - 2 Double Bedrooms & Shower Room
 - Easily Managed Gardens with Summerhouse
 - Upvc Sealed-Unit Double Glazing



63 Wylde Road, Warminster, Wiltshire, BA12 9PU

£275,000



A beautifully presented Semi-Detached Bungalow located in this popular residential area of Warminster not far from country on the Southern outskirts of the Town. Entrance Hall, 2 Double Bedrooms & Shower Room, Pleasant South-facing Sitting Room, Contemporary Fully Fitted Kitchen, Driveway Parking, Car Port & Garage and Easily Managed Gardens with Summerhouse, Gas-fired Central Heating to radiators & Upvc Sealed-Unit Double Glazing.

Accommodation

THE PROPERTY is a modern semi-detached bungalow which has attractive brick elevations with some reconstructed stonework under a tiled roof and benefits from Upvc sealed unit double glazing together with Gas-fired central heating to radiators. In recent times the layout of the bungalow has been reconfigured and features a contemporary fully-fitted Kitchen and an updated Shower Room whilst the easily managed Rear Garden features a Dunster House Summerhouse. A great choice for retirement, bungalows like this are currently in short supply hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

Wylve Road is a popular residential area close to open country on the Southern outskirts of Warminster served by a regular bus service to the town centre. Warminster has excellent shopping facilities - 3 supermarkets including a Waitrose store whilst the bustling town centre has a host of independent shops, cafes and eateries. The town enjoys a wide range of amenities which include a theatre and library, clinics and hospital, a beautiful town park and railway station. Rail users enjoy regular services to Salisbury and then direct to London Waterloo, and to Bath with a direct line on to South Wales and the town is also well served by local buses. Other main centres in the area including Frome, Westbury, Trowbridge, Bath and Salisbury are all easily accessible by car, as are the Salisbury Plain military bases whilst Bristol, Bournemouth and Southampton Airports are each just over an hour by road.

ACCOMMODATION

Entrance Hall having double glazed front door, cloaks hanging space and cupboard housing Gas-fired Baxi combi-boiler providing central heating to radiators and domestic hot water. A door leads into:

South-facing Sitting Room 15' 7" x 12' 3" (4.75m x 3.73m) a delightful sunny room having picture window overlooking the Front Garden, polished Oak flooring, radiator, T.V. aerial point and telephone point.

From the Sitting Room a door opens into:

Bedroom One 11' 10" x 7' 10" (3.60m x 2.39m) having radiator and fitted wardrobe cupboard.

Inner Hall having access hatch to loft and shelved built-in cupboard.

Bedroom Two 11' 3" x 9' 10" (3.43m x 2.99m) having radiator and fitted wardrobe cupboard.

Well Appointed Shower Room having a contemporary White suite comprising easy access glazed shower enclosure with thermostatic shower controls, vanity hand basin with cupboard under, low level W.C., recessed lighting, extractor fan and towel radiator.

Contemporary Recently Re-fitted Kitchen 13' 3" x 8' 9" (4.04m x 2.66m) with wood effect worksurfaces including breakfast bar, inset stainless steel sink, extensive range of contemporary gloss Grey units including ample drawer and cupboard space, matching overhead cupboards, built-in Electric Oven and Grill, inset Ceramic Hob with Filter hood above, integrated Washing Machine and Dishwasher, vertical radiator, built-in larder cupboard, deep recess for a fridge/freezer, recessed lighting and double French doors opening onto Garden Terrace.

OUTSIDE

Car Port & Garage having up & over door with a Car Port in front and Off-Road Driveway Parking.

The Gardens To the front is an area of low maintenance shingle serving as extra off-road parking, a neat lawn and a path to the front door. The Easily Managed Rear Garden includes paving, areas of lawn and well stocked raised borders whilst a feature of the Garden is a double glazed Dunster House Summerhouse. The whole is nicely enclosed by fencing ensuring privacy.

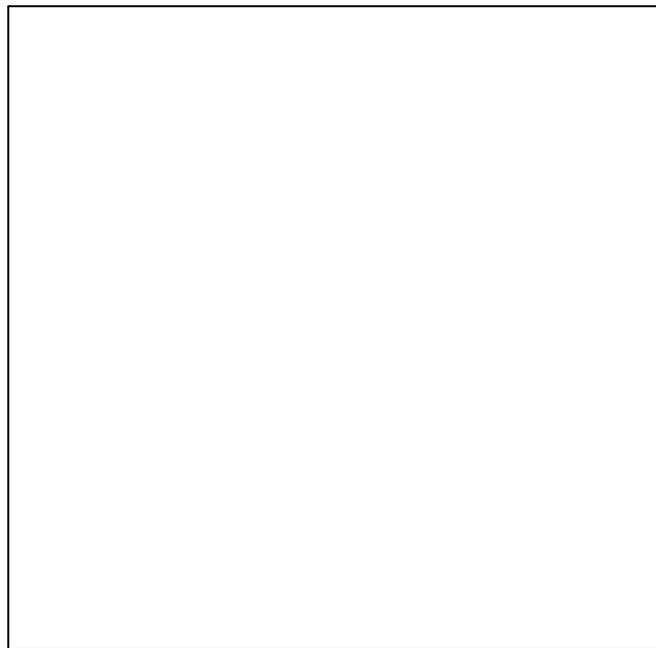
Dunster House Summerhouse 10' 9" x 7' 6" (3.27m x 2.28m) which has power connected, suitable as a home office.

Services We understand Mains Water, Drainage, Gas and Electricity are connected.

Tenure Freehold with vacant possession.

Rating Band "C"

EPC URL To Be Advised



FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

VIEWING By prior appointment through
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