

DAVIS & LATCHAM ESTATE AGENTS

43 Market Place Warminster Wilts BA12 9AZ Tel: 01985 846985 Fax: 01985 847985
Principal: Melvin Davis FNAEA www.davislatcham.co.uk e-mail:
homes@davislatcham.co.uk



- Opportunity to purchase an Affordable Family Home**
- Very Popular Wylve Valley Village
 - Sitting Room, Kitchen/Diner
 - Utility, Store/Cloaks
 - Fully-tiled Shower Room & 3 Bedrooms
 - Easily Managed Front & Rear Gardens
 - Oil-fired Central Heating to radiators
 - Sealed Unit Double Glazing



13 Westlands, Heytesbury, Warminster, Wiltshire, BA12 0EY

£190,000



Porch, Entrance Hall, Pleasant Sitting Room, Kitchen/Diner, Utility, Store/Cloaks, First Floor Landing, Fully-tiled Shower Room & 3 Bedrooms, Easily Managed Front & Rear Gardens, Oil-fired Central Heating to radiators & Sealed Unit Double Glazing. Now in need of some updating this is a Rare Opportunity to purchase an Affordable Family Home in this Very Popular Wylve Valley Village.

Accommodation

THE PROPERTY is a semi-detached family house with brick elevations under a tiled roof originally built for the Local Authority but like many is now in private ownership. Although in need of some updating the living accommodation benefits from sealed unit double glazing together with Oil-fired central heating to radiators. This is a rare opportunity to purchase an affordable family home in a particularly popular Wylve Valley village and as properties of this type are currently extremely scarce the Agents strongly recommend an early accompanied internal inspection in order to avoid disappointment.

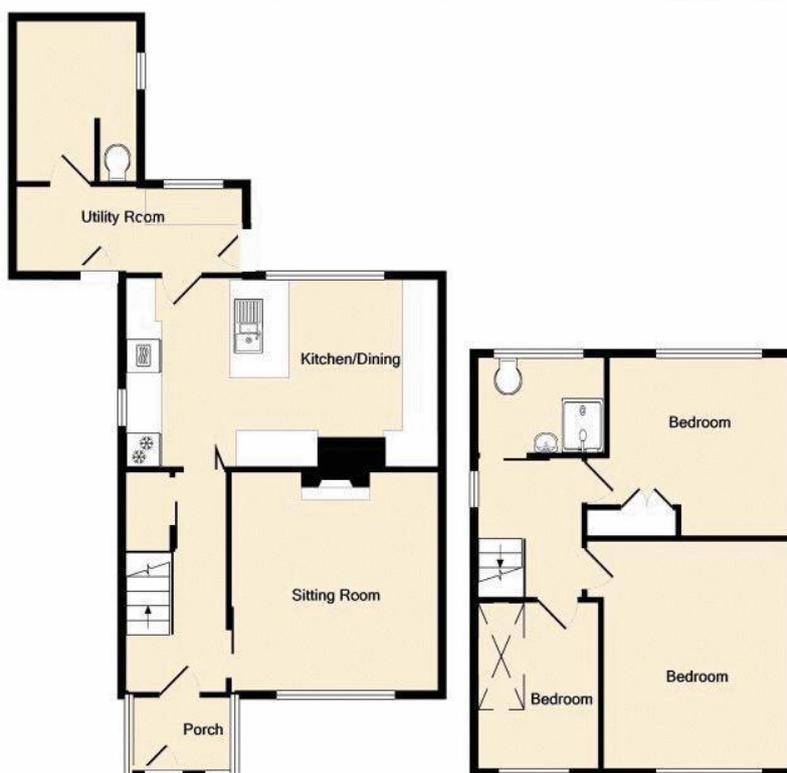
LOCATION

Westlands is approached off the High Street in the historic village of Heytesbury with the nearby Grade I listed 12th century St Peter's & St Paul's Collegiate Church, a village Post Office/Stores and Angel Inn gastro-pub. The First World War writer and poet Sigfried Sassoon made Heytesbury House his home until his death in 1967. The village has its own Primary School which is just a short walk away. The River Wylve flows to the South of the village and unspoilt surrounding countryside offers many scenic rural walks. Warminster 4 miles to the West has excellent shopping facilities - including a Waitrose store and a wide range of other amenities which include a theatre and library, hospital and clinics, and 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 a comfortable driving distance as are the various Salisbury Plain military bases. The A36, A350 and A303 trunk routes provide swift road access throughout the West country and further afield to London via the A303/M3 whilst Bristol, Bournemouth & Southampton airports are each just over an hour's drive.

ACCOMMODATION

- Porch** with double glazed door, tiled flooring and inner door opening into:
- Entrance Hall** having radiator, cupboard housing electric consumer unit, telephone point, further understairs cupboard housing Camray Oil-fired boiler supplying domestic hot water and central heating to radiators and stairs to the First Floor.
- Pleasant Sitting Room** 12' 4" x 11' 11" (3.76m x 3.63m) with reconstructed stone open fireplace and hearth with polished wood mantel, T.V. aerial point and radiator.
- Spacious Kitchen/Diner** 17' 10" x 9' 10" (5.43m x 2.99m) max with postformed worksurfaces, 1½ bowl stainless steel sink, extensive units providing ample drawer & cupboard space, complementary tiling and matching overhead cupboards, recess for Electric Cooker & Fridge, recess and plumbing for dishwasher, radiator, space for breakfast table & chairs and ceramic tiled flooring.
- Utility Room** with further worksurface, plumbing for washing machine and doors to the Side Path, Rear Garden and Cloakroom.
- Cloakroom/Store** with workshop/store and separate Cloakroom with Saniflo low level W.C.
- First Floor Landing** having loft access.
- Fully-tiled Shower Room** with walk-in shower enclosure with bi-fold splash door and Mira shower, pedestal hand basin, low level W.C., extractor fan, radiator and vinyl flooring.

- Bedroom One** 12' 5" x 10' 6" (3.78m x 3.20m) with telephone point and radiator.
- Bedroom Two** 10' 2" x 10' 0" (3.10m x 3.05m) with radiator and linen cupboard housing hot water cylinder with immersion heater fitted.
- Bedroom Three** 9' 5" max x 7' 1" max (2.87m x 2.16m) with header of the staircase and radiator.
- OUTSIDE**
- Parking** is on the street on a First Come First Served basis.
- The Easily Maintained Front & Rear Gardens** To the front set behind shallow walling with decorative ironwork are ornamental shrubs and a sizeable area of block paving leading to front and side doors. The Rear Garden has an outside tap and a path flanked by lawn and borders stocked with shrubs, a small pond, greenhouse and shed enclosed by fencing.
- Tenure** Freehold with vacant possession.
- Services** We understand Mains Water and Electricity are connected, whilst Drainage is to a communal private sewage system operated by Selwood Housing to whom a standing charge is payable.
- Rating Band** "B"
- EPC URL** <https://www.epcregister.com/direct/report/0340-2800-3040-2079-0665>



VIEWING

By prior appointment through DAVIS & LATCHAM, 43 Market Place, Warminster, Wiltshire BA12 9AZ. Tel: Warminster 01985 846985 Fax: Warminster 01985 847985 Website: www.davislatcham.co.uk E-mail - homes@davislatcham.co.uk

PLEASE NOTE

Davis & Latcham for themselves and for the Vendors or Lessors of this property whose agents they are give notice that these particulars whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as a statement of representation of fact but should satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Davis & Latcham has any authority to make or give any representation or warranty whatsoever in relation to this property, nor have we checked the working condition of services or appliances included within the property. If any points are particularly relevant to your interest in the property please ask for further information. Please contact us directly to obtain any information which may be available under the terms of the Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007. The intellectual rights to these details are the property of Davis & Latcham and may not be copied or reproduced without prior consent.

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)

13 WESTLANDS HEYTESBURY BA12 0EY	Energy rating E
Valid until 1 May 2031	Certificate number 0340-2800-3040-2079-0665

Property type

Semi-detached house

Total floor area

75 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 E. It has the potential to be C.

[See how to improve this property's energy performance.](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0340-2800-3040-2079-0665#recommendations) (<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0340-2800-3040-2079-0665#recommendations>)