

DAVIS & LATCHAM ESTATE AGENTS

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****UNEXPECTED RETURN TO MARKET****
Downstairs Bedroom & Fully Tiled Shower Room
Dining Room/Bedroom 4, Kitchen & Rear Porch
Detached Car Port & Driveway Parking
Gas-fired Central Heating,

- Quiet Cul-de-Sac Setting in Residential Area
- Triple Aspect Sitting Room
- First Floor Bathroom & 2 Further Bedrooms
- Well Stocked Attractive Rear Gardens,
- Upvc Sealed-unit Double Glazing & P.V. Panels



13 Beckford Close, , Warminster, Wiltshire, BA12 9LW

£359,950

Entrance Hall, Downstairs Bedroom & Fully Tiled Shower Room, Triple Aspect Sitting Room, Dining Room/Bedroom 4, Kitchen & Rear Porch. First Floor Bathroom & 2 Further Bedrooms. Detached Car Port & Driveway Parking, Well Stocked Attractive Rear Gardens, Gas-fired Central Heating, Upvc Sealed-unit Double Glazing & P.V. Panels **UNEXPECTED RETURN TO MARKET**A Well Presented Detached Property enjoying a Quiet Cul-de-Sac Setting in this much favoured Residential Area not far from the Town Centre.

Accommodation

THE PROPERTY

is a well presented chalet style house which has undergone extensive refurbishment in the last 8 years by the current owners as well as cosmetic updating such as new kitchen, bathroom, shower room, decoration and floor coverings. The brick elevations are under a tiled roof and benefit from Gas-fired central heating, Upvc sealed-unit double glazing and the added bonus of roof-mounted Photo Voltaic panels which generate free day-time electricity. In ready to move in condition this is a rare opportunity to acquire a home in one of the most sought after residential areas of the town, which boasts private easily managed Well Stocked Gardens making this an excellent choice for someone seeking a home for retirement close to the town centre, hence the Agents strongly advise an early accompanied internal inspection in order to avoid disappointment.

LOCATION

It would be hard to find somewhere more convenient than Beckford Close and for this very reason it is highly favoured. Enjoying the best of both worlds, not only does the property benefit from a quiet cul-de-sac location but the town centre is conveniently within a few minutes gentle stroll with its excellent shopping facilities which include 3 supermarkets - including a Waitrose store, and a wide range of other amenities, a theatre and 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 within comfortable driving distance as are the various Salisbury Plain military bases 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. Bristol, Bournemouth and Southampton airports are just over an hour by road.

ACCOMMODATION

Entrance Hall

with stairs to the first floor, radiator and vinyl flooring.

Fully-Tiled Downstairs Shower Room

with White suite comprising shower enclosure with Vado shower controls, vanity hand basin with cupboard under, low level W.C., extractor fan, chrome heated towel radiator and vinyl flooring.

Bedroom One

12' 0" max x 10' 11" max (3.65m x 3.32m) with wardrobes, T.V. aerial point and radiator.

Triple Aspect Sitting Room

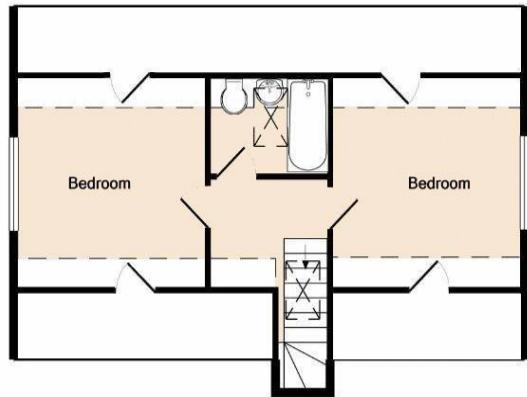
22' 7" x 10' 9" (6.88m x 3.27m) with attractive fire surround, mantel and hearth housing Electric coal effect fire creating a focal point, 2 radiators, T.V. aerial point, Upvc double glazed door and Upvc double glazed French doors to a decked terrace.

Dining Room/Bedroom Four

10' 10" x 10' 9" (3.30m x 3.27m)

Kitchen	13' 10" max x 10' 4" max (4.21m x 3.15m) with postformed worksurfaces with inset 1½ bowl stainless steel sink, ample drawer and cupboard space, complementary tiling, matching overhead cupboards, Flavel Gas 5 Ring Burner Range with Oven, integrated Dishwasher, recess and plumbing for washing machine, space for Fridge/Freezer, cupboard housing Vaillant Gas-fired Combi boiler supplying domestic hot water and heating to radiators, radiator, vinyl flooring and door into Rear Porch.
Rear Porch	with further cupboard space and vinyl flooring, Upvc double glazed door to Rear Garden.
First Floor	Landing with skylight above stairs, loft access.
Bathroom	with White suite of panelled Jacuzzi style bath, pedestal hand basin, low level W.C., chrome towel radiator, complementary wall tiling, skylight and vinyl tiling.
Bedroom Two	11' 1" x 10' 9" (3.38m x 3.27m) with T.V. aerial point, radiator and eaves access.
Bedroom Three	11' 1" x 10' 9" (3.38m x 3.27m) with radiator and eaves access.
OUTSIDE	
Detached Car Port	15' 2" x 7' 8" (4.62m x 2.34m) of wooden construction with concrete base, approached via a shingled driveway which provides off-road parking.
The Gardens	To the front of the property there is a block paved path and an area of lawn. The rear enjoys a southerly aspect and is a real feature of the property. There is a wooden handgate to the side of the property which opens to an area laid to paving and coloured gravel, once at the rear there is further paving, raised borders well stocked with plants and shrubbery. A raised decking area for alfresco dining. A paved path leads you through an archway into the side garden where there is a lawn, further shrubbery and a garden shed in one corner. All is nicely surrounded by fencing which ensures privacy.
Services	We understand Mains Water, Drainage, Gas and Electricity are all connected to the property.
Tenure	Freehold with vacant possession.
Rating Band	"C"
EPC URL	https://www.epcregister.com/direct/report/8702-5409-0929-7976-6653





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 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 permission.

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



HM Government

13, Beckford Close, WARMINSTER, BA12 9LW

Dwelling type: Detached bungalow
Date of assessment: 30 June 2015
Date of certificate: 02 July 2015

Reference number: 8702-5409-0929-7976-6653
Type of assessment: RdSAP, existing dwelling
Total floor area: 98 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

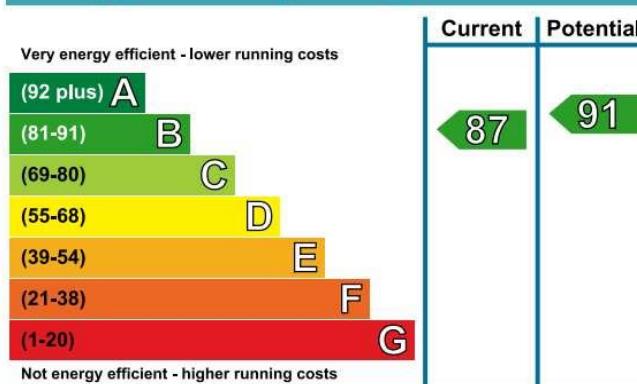
Estimated energy costs of dwelling for 3 years:	£ 2,613
Over 3 years you could save	£ 372

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 180 over 3 years	
Heating	£ 1,983 over 3 years	£ 1,839 over 3 years	
Hot Water	£ 333 over 3 years	£ 222 over 3 years	
Totals	£ 2,613	£ 2,241	 You could save £ 372 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 159
2 Low energy lighting for all fixed outlets	£35	£ 99
3 Solar water heating	£4,000 - £6,000	£ 111

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.