

# DAVIS & LATCHAM ESTATE AGENTS

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- Quirky Victorian Semi nicely tucked away** • **Plenty of parking and a very large Garage/Workshop**  
**Cosy Sitting Room & Dining Room both with woodburners** • **Spacious Kitchen/Breakfast Room**  
**Downstairs Bathroom** • **3 Bedrooms & Attic Room**  
**Parking & Garage, Further Large Garage/Workshop** • **Private South-facing Garden**  
**Oil-fired Central Heating to radiators** • **Upvc Sealed unit Double Glazing**



**67B High Street, Codford, Warminster, Wiltshire, BA12 0NB**

**£495,000**



This quirky Victorian Semi is nicely tucked away just off the Centre of this popular Wylde Valley Village and has the added bonus of plenty of parking and a very large Garage/Workshop. Entrance Hall, Cosy Sitting Room & Dining Room both with woodburners, Spacious Kitchen/Breakfast Room, Downstairs Bathroom, First Floor Landing, 3 Bedrooms & Attic Room, Parking & Garage, Further Large Garage/Workshop, Private South-facing Garden, Oil-fired Central Heating to radiators & Upvc Sealed unit Double Glazing.

## Accommodation

**THE PROPERTY** is a warm and welcoming Victorian bay-fronted semi-detached house which has attractive brick elevations under a tiled roof and benefits from Upvc sealed unit double glazing together with Oil-fired central heating to radiators whilst both reception rooms have wood-burner stoves. The property would be an excellent choice for a family seeking a comfortable home in a popular village with good local facilities. This is a rare opportunity to acquire a home close to the everyday facilities of an active village community hence the Agents advise an early accompanied internal inspection in order to avoid disappointment.

## LOCATION

Codford is ideal for someone wishing to enjoy the benefits of country living, in a friendly and active rural community in the unspoilt Wylde Valley, bypassed by the A36 during the early 1990's and as a consequence now attracting little by way of through traffic although regular 'buses to Warminster and Salisbury stop nearby. Codford also has a highly regarded Primary School rated Good by Ofsted in 2023, two Churches - St Peter's and the century's old St Mary's with its adjacent ANZAC Commonwealth war graves, a Doctor's clinic, a Veterinarian practice, a Café and a Garage/Filling Station which also hosts a Budgens convenience store, whilst the village also boasts a popular theatre - The Woolstore and Wessex Internet have recently installed ultra-fast full fibre broadband in the village. Warminster 7 miles to the West has excellent shopping facilities - 3 supermarkets including a Waitrose store and a host of independent shops, cafes and eateries together with good schooling, and a wide range of other amenities which include a theatre and library, clinics and hospital, and a 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. The other main centres in the area including Westbury, Trowbridge, Frome and Salisbury are all within easy 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 and Southampton airports are each just over an hour by road.

The property is approached off the High Street via a gravel driveway also serving other properties.

## ACCOMMODATION

**Entrance Hall** having double glazed front door, radiator, cloaks hanging space, electrical fusegear, polished exposed floorboards and opening into the Dining Room.

**Dining Room** 17' 1" x 9' 11" (5.20m x 3.02m) overall having fireplace with painted brick chimney breast housing woodburner creating a focal point, staircase to First Floor with understair storage space, polished exposed floorboards, radiator, ample space for a dining table & chairs and wide opening into the Kitchen.

From the Dining Room a door leads into the Cosy Sitting Room.

**Cosy Sitting Room** 13' 3" x 10' 6" (4.04m x 3.20m) a cosy room having fireplace with painted chimney breast housing woodburner, radiator and glazed double doors opening into Breakfast Area.

**L-Shaped Kitchen/Breakfast Room** 18' 9" x 7' 3" (5.71m x 2.21m) x 19' 4" x 6' 5" (5.89m x 1.95m) comprising well-appointed Kitchen Area having solid wood worksurfaces and range of contemporary painted Shaker-style units including Belfast-style china sink, drawer and cupboard space, recess for Electric cooker, integrated Washing Machine, recessed lighting, radiator, tiled flooring and Breakfast Area with Velux roof window ensuring natural light, space for a table & chairs, recessed lighting, radiator window shutters and door to Garden.

From the Kitchen a door leads into the Bathroom.

**Bathroom** having a White suite comprising panelled bath with thermostatic controls and glazed bi-fold splash screen, vanity hand basin with cupboard under, low level W.C., towel radiator and radiator, complementary wall and floor tiling, recessed lighting and corner linen cupboard.

From the Dining Room a flight of stairs lead to:

### First Floor Landing

**Bedroom One** 10' 0" x 9' 9" (3.05m x 2.97m) having radiator.

**Bedroom Two** 11' 11" x 8' 3" (3.63m x 2.51m) having radiator and cupboard housing hot water cylinder with immersion heater.

**Bedroom Three** 8' 10" x 7' 2" (2.69m x 2.18m) having radiators and fitted shelving.

From the Landing is a hatch and step ladder leading to a Spacious Attic Room/Occasional Office/Playroom.

### OUTSIDE

The Easily Maintained Garden is located to the rear of the property and includes a sizeable brick paved terrace with outside tap and courtesy lighting together with an area of lawn screened by fencing and foliage which enjoys a Southerly aspect. Nicely tucked away to one side is an external Oil-fired Grant boiler supplying central heating and domestic hot water together with an adjacent Oil storage tank. At the end of the Garden is a Shed and useful Garden store whilst a gate leads into an area of Parking and a Detached Garage.

**Further Large Garage/Workshop** In 2019 the vendors obtained planning permission no: 19/04207/FUL to demolish an existing Garage and erect a much larger replacement, on a parcel of land beyond the end of the formal Garden. The building, circa 32'0" x 22'0" is of cavity construction with brick and decorative clad elevations under a tiled roof, has two pairs of timber doors and is large enough for 4 vehicles. Power & light is connected and a flight of stairs leads to a large self-contained First Floor Office with 6 Velux roof windows ensuring plenty of natural light. Outside to the front is a sizeable gravelled area of parking. The building offers potential as a Granny Annexe/Studio Space subject to the usual planning permissions.

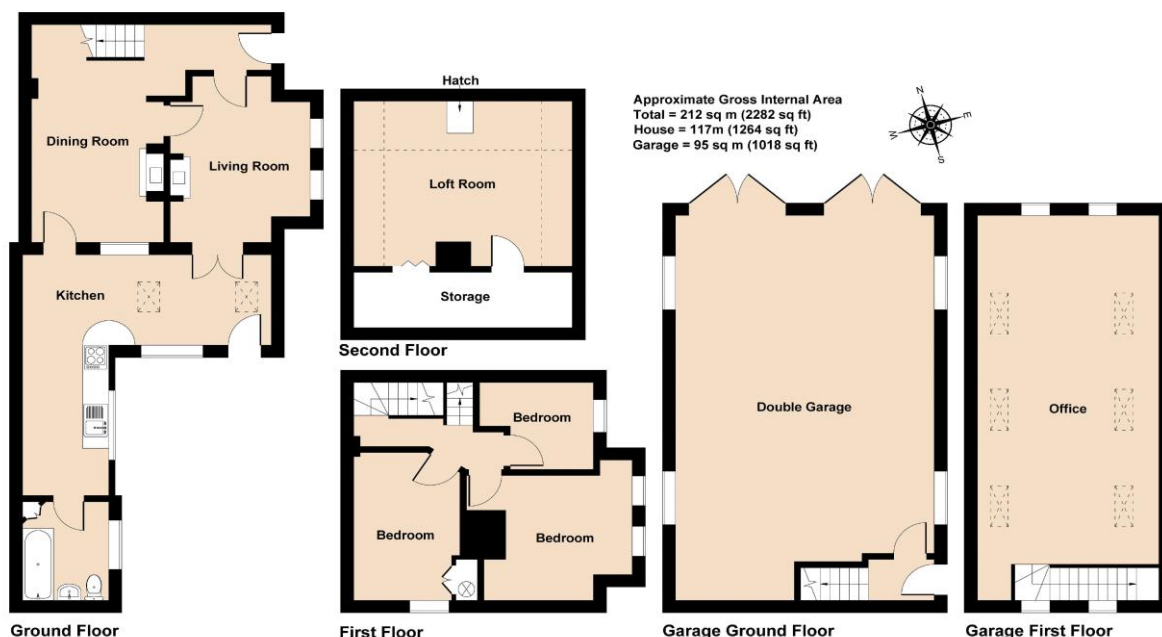
**Services** We understand Mains Electricity and Water are connected to the property whilst Drainage is to a Septic Tank.

**Tenure** Freehold with vacant possession.

**Rating Band** "C"

**EPC URL** <https://find-energy-certificate.service.gov.uk/energy-certificate/8618-1146-1102-0129-2602>





## FLOORPLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

### VIEWING

By prior appointment through  
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### PLEASE NOTE

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## Energy performance certificate (EPC)

67b High Street Codford WARMINSTER BA12 0NB	Energy rating <b>E</b>	Valid until: <b>25 January 2036</b>
		Certificate number: <b>8618-1146-1102-0129-2602</b>

Property type	End-terrace house
Total floor area	88 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 energy rating is E. 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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		