

# Bratton Road

Westbury, BA13 3ES

COOPER  
AND  
TANNER



## £325,000 Freehold

A deceptively and pleasingly presented detached double bay fronted bungalow that lies on the outskirts of the town and having far reaching views. The home has had numerous improvements carried out and is ready for immediate occupation. The property is a short walk to local shops and amenities. Upvc double glazing and gas central heating. No Chain.

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**£325,000 Freehold**

#### DESCRIPTION

This spacious detached double bay fronted bungalow constructed of brick elevations under a tiled roof, is situated on the outskirts of the town and having far reaching views. The property is a short walk to local shops and amenities and has Upvc double glazing and gas central heating. No Chain. The accommodation comprises hall, lounge, kitchen, dining, two bedrooms, en-suite.

#### OUTSIDE

Outside a tarmac driveway leads to the home and parking and level garden area. At the back is a patio and generous garden enclosed with hedge and fencing.

#### LOCATION

The town of Westbury offers a wide range of shopping and leisure facilities with library, sports centre, swimming pool, school, churches, doctors and dentist surgeries and post office. Westbury also benefits from a train station with main line to London Paddington and the local commuter service to Bath, Dilton Marsh request stop station with good links to Bath, Bristol or Southampton or Salisbury. The nearby A350, A36, A303 and M4 provides excellent road links to London, Bath, Salisbury, Winchester and Exeter. Local attractions include Westbury White Horse, Longleat House and Safari Park, Shearwater Lake, Stourhead and Salisbury Plain.

#### VIEWING ARRANGEMENTS

Please call for immediate viewing appointment - NO CHAIN

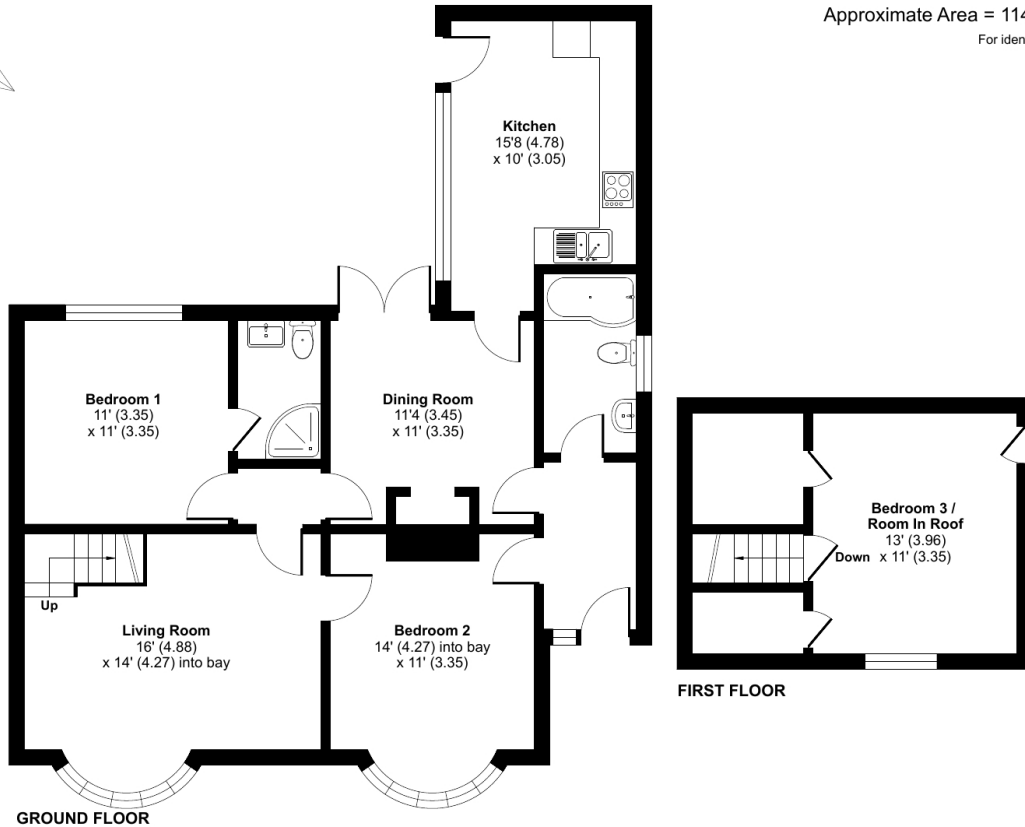




## Bratton Road, Westbury, BA13

Approximate Area = 1142 sq ft / 106 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1067718

### WARMINSTER OFFICE

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