

Cleveland Way

Westbury, BA13 2GH

COOPER
AND
TANNER



£375,000 Freehold

A four bedroom detached house which is quietly tucked away in a small cul de sac on the popular Leigh Park estate. The property offers good sized accommodation throughout and would be perfect for a Family. There is a Kitchen/Diner which French doors opening out into the garden. Downstairs there is a single bedroom/ study which offers a shower room. The back garden is a good size and at the front there is parking for three cars.

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DESCRIPTION

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OUTSIDE

At the front of the property there is a tar macadm driveway which offers parking for three cars. There is side access and access to the front door. At the rear of the property the garden is privately enclosed by fencing and is a really good size. There is a large patio and a further area with play bark. The garden has been designed for easy maintenance.

COUNCIL TAX

BAND 'B'

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.





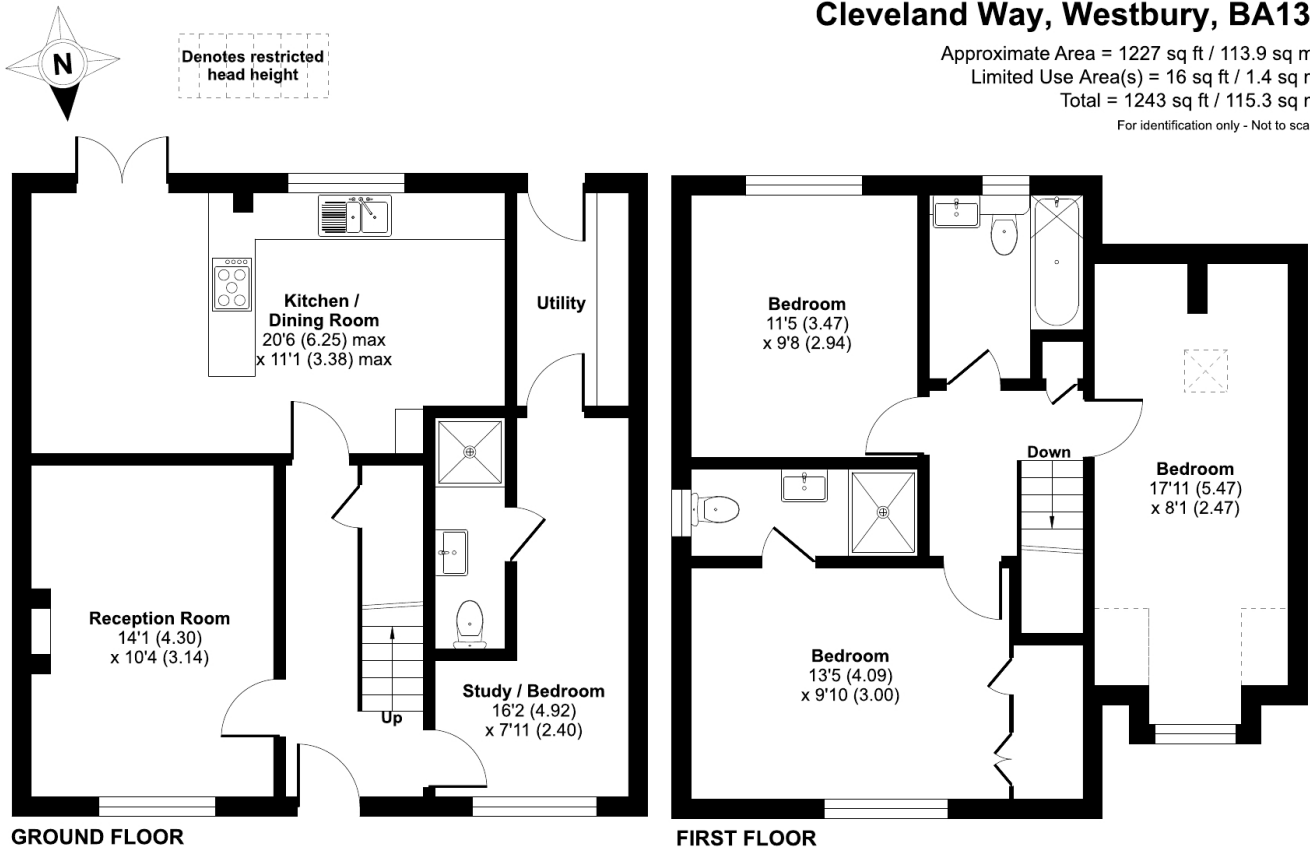
Cleveland Way, Westbury, BA13

Approximate Area = 1227 sq ft / 113.9 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 1243 sq ft / 115.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Cooper and Tanner. REF: 1265390

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