

Station Road

Westbury, BA13 3JN

COOPER
AND
TANNER



It is absolutely paramount that you check the accuracy of all the information included in these sales particulars. If you approve please sign and date below.

Vendor(s) Signature:

Dated:



£360,000 Freehold

A beautifully presented three bedroom Victorian family home located within easy walking distance to the train station and the town centre of Westbury. The property is full of charm and character and offers good sized living accommodation. It benefits from a private enclosed rear garden and private rear entrance gates with a detached garage and parking for several cars.

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£360,000 Freehold

DESCRIPTION

A beautifully presented three bedroom Victorian family home located within easy walking distance to the train station and the town centre of Westbury. The property is full of charm and character and offers good sized living accommodation. It benefits from a private enclosed rear garden and private rear entrance gates with a detached garage and parking for several cars. In brief the accommodation comprises entrance hall with original tiled flooring which leads into a large open plan living/dining room with two fireplaces one of which is working with a woodburner. An archway and step leads down to the kitchen with double patio doors opening onto the rear garden. There is a downstairs bathroom. Moving upstairs there are three bedrooms and a shower room. A door leads to the rear garden from the dining room.

OUTSIDE

At the front there are double wrought iron gates leading to the front door with a driveway to the side. There is a gravelled area to the side with borders with well established plants and shrubs.

The rear garden is a real feature and is beautiful. It has been well maintained and is fully enclosed by fencing. There is a large decked area with a log store, the whole garden is well stocked with an abundance of established trees, shrubs and plants, there is also an lawned area, a

corner summer house. At the end of the garden there is a personal door to the garage. There is a large parking area with lots of parking for several cars and the detached garage which is approached through double entrance gates.

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.

COUNCIL TAX

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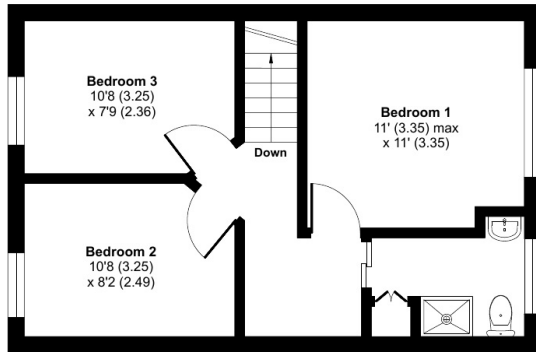
Station Road, Westbury, BA13

Approximate Area = 1038 sq ft / 96.4 sq m

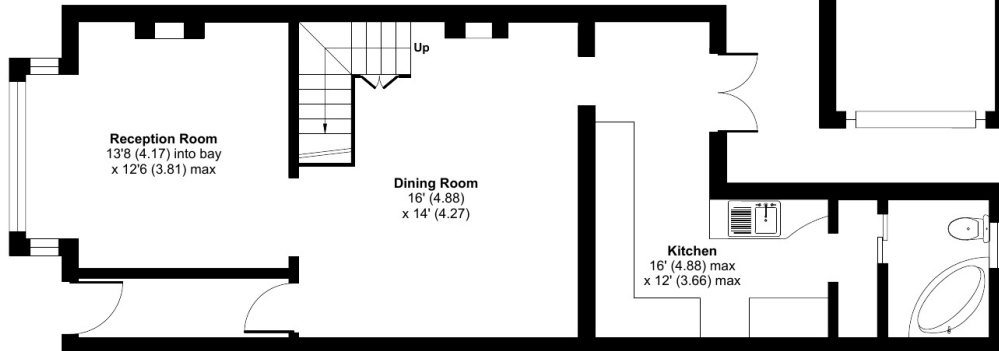
Garage = 137 sq ft / 12.7 sq m

Total = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 985619

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