

# Fell Road

Westbury, BA13 2GP

COOPER  
AND  
TANNER



## £425,000 Freehold

This attractive four bedroom double fronted detached house is situated in the sought after location of Leigh Park. The house is very well presented and is perfect for a 'Family' offering good sized living accommodation throughout. Benefits include an open plan sitting room and conservatory, fitted Kitchen, two re fitted bathrooms and a study. It offers a private enclosed rear garden and a garage with driveway parking.

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**£425,000 Freehold**

#### DESCRIPTION

This four bedroom double fronted detached house is situated in the sought after location of Leigh Park. The house is very well presented and is perfect for a 'Family' offering good sized living accommodation throughout. It benefits from an open plan sitting room and conservatory. A fitted Kitchen and two bathrooms. It offers a private enclosed rear garden and a garage with driveway parking. The accommodation comprises: hallway with doors leading to a large sitting room with a feature fireplace. This room is very light and is open plan into the conservatory which has a personal door into the garage and uPVC double glazed doors out into the rear garden. At the other side of the hallway there is a study, a cloakroom and ahead is the fully fitted kitchen. The kitchen is also a good size with an integrated dishwasher, fridge/freezer and a single oven. There is a inset built in gas hob with extractor over, a variety of cupboards with work surface over and a breakfast bar. A door leads into the utility room which offers cupboards with work surface, a fitted sink and a uPVC half doubled glazed door to the side. Stairs lead upstairs from the hallway. On the first floor there are Four bedrooms all which are double with an en suite to the Master and a re fitted Family bathroom.

#### OUTSIDE

The property is approached over a pathway with gardens to either side laid to lawn with an established tree and shrubs. At the side of the property there is driveway parking which leads to a single garage. There is gated access to the rear garden on the right side of the property. The garden is a good size and totally private. It has a patio area and a decked area to the side, its mainly laid to lawn with borders with established trees and shrubs.

#### COUNCIL TAX

BAND ' E '

#### 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.

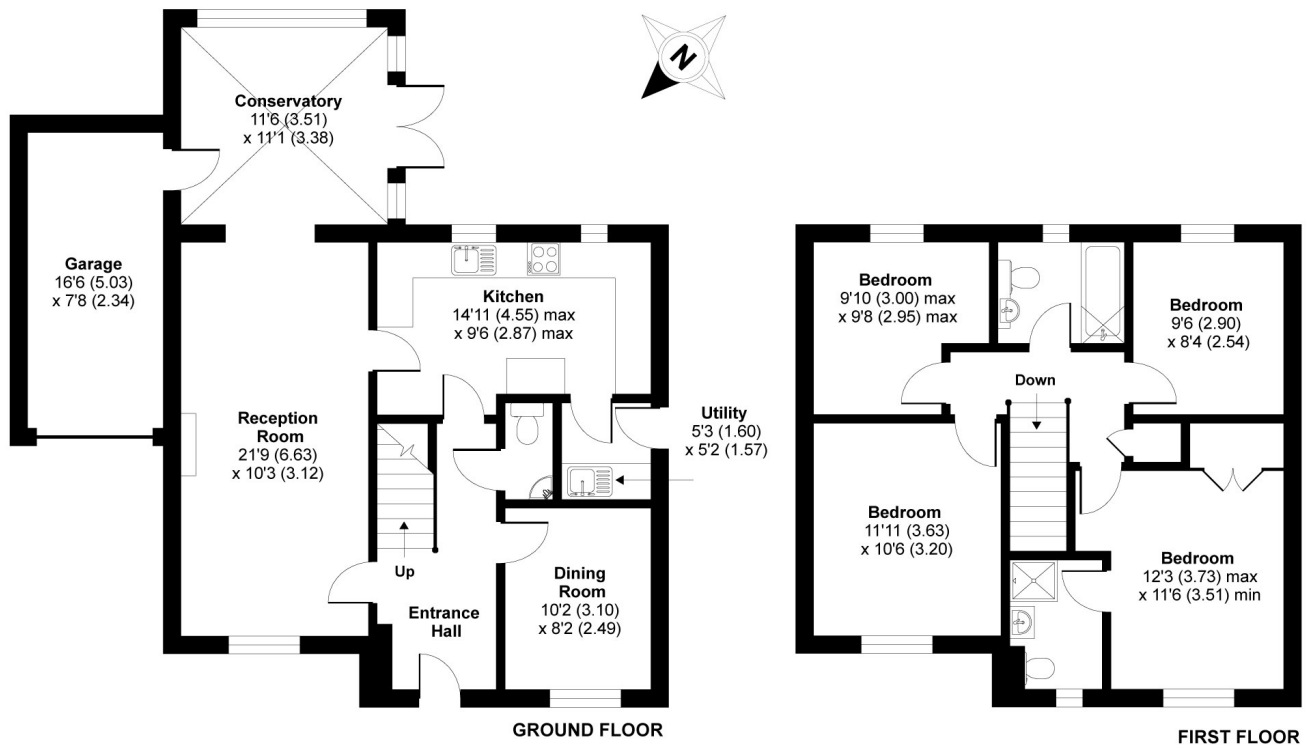




## Fell Road, Westbury, BA13

Approximate Area = 1536 sq ft / 142.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1435556

### WARMINSTER OFFICE

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