

Westbury Leigh

Westbury, BA13 3SF

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AND
TANNER



OIEO £500,000 Freehold

This beautifully well presented individual four bedroom detached house was built in 1920 and is full of character and charm and has a homely feel offering good sized family accommodation throughout. It is situated in the sought after quirky Westbury Leigh. It has recently been updated with new uPVC doubled glazed doors and windows, a new Gas central heating boiler and a new wood burner. It offers two sitting rooms both with fireplaces and a downstairs study. In addition there is a detached garage(currently divided). A private gated entrance leads to parking for 4/5 cars.

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DESCRIPTION

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OUTSIDE

The property is approached through private entrance gates which open onto the parking. There is a good sized detached garage which is currently split in half with storage at the front and at the back there is a side door with a room with plumbing. There is a private area of lawn to the side of the garage . There is a picket fence with a gate that leads to the large front garden which is laid to lawn with various shrubs and trees to the side, there is a path which leads to the front door and a patio area which runs along the width of the house and a decked seated area. At the rear of the property it is privately enclosed . There is panelled fencing and steps lead up to a gate with side access. A raised area has steps in the middle. There is a large patio area for seating and outside dining.

LOCATION

Westbury Leigh is approx 16 miles from Bath on the outskirts of Westbury town. Westbury has a good range of shop along with the historic White Horse on the Westbury downs. For a wider range of amenities, Bath and the market towns of, Warminster and Frome are all within close range, although day-to-day facilities and school are within walking distance. Direct access to London is available from Westbury railway station to London Paddington or by road on the A303/M3.

COUNCIL TAX

Band ' E '





Westbury Leigh, Westbury, BA13

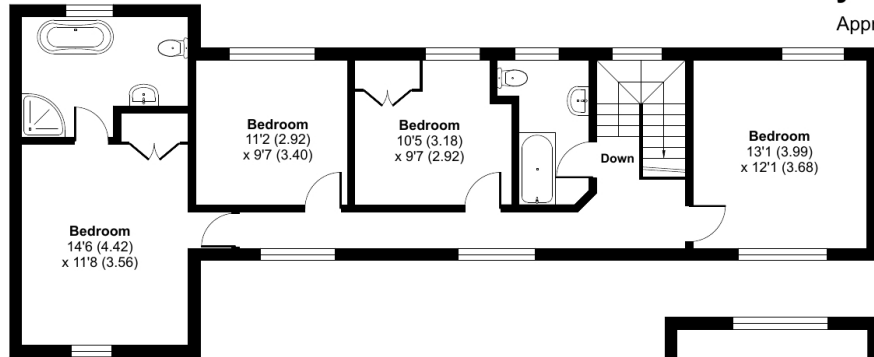
Approximate Area = 1904 sq ft / 176.8 sq m

Garage = 93 sq ft / 8.6 sq m

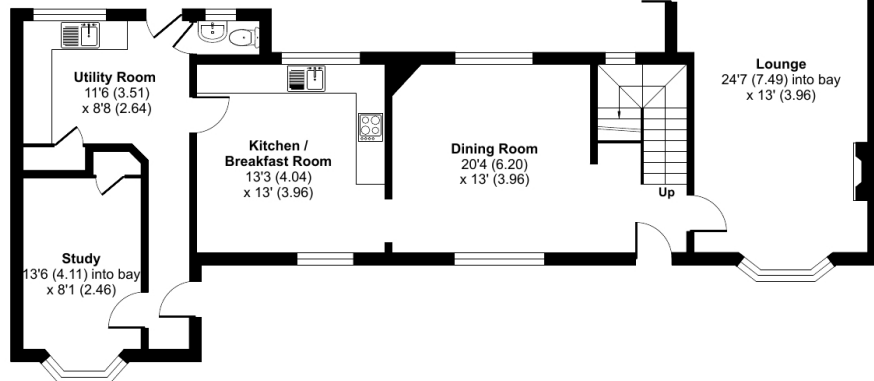
Outbuilding = 82 sq ft / 7.6 sq m

Total = 2079 sq ft / 193 sq m

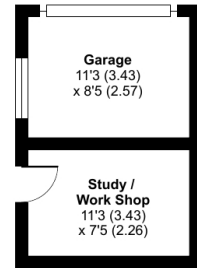
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FIRST FLOOR



GROUND FLOOR



GARAGE / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1091960

WARMINSTER OFFICE

Telephone 01985 215579

48-50, Market Place, Warminster, Wiltshire BA12 9AN

warminster@cooperandtanner.co.uk

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