

Westlands

Heytesbury, BA12 0EY

COOPER
AND
TANNER



£265,000 Freehold

An outstanding extended 2 bedroom (plus Attic room) semi detached family residence being located in the popular village of Heytesbury in a cul de sac. This wonderful home has been vastly improved over recent years by the present seller and must be viewed to fully appreciate. The property offers deceptive accommodation throughout along with a pleasing decoration scheme. Generous stocked front and rear gardens. Outhouse.

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DESCRIPTION

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The accommodation comprises an entrance porch, sitting room, fitted kitchen, garden room, landing

OUTSIDE

At the front a gate opens over a pathway that gives access to the front door. The Front garden has a lawned area along with herbaceous plants and walling. At the side is a paved area that leads to the pleasing rear garden that incorporates lawn, patio and stocked borders. Garden Office outhouse that could be used as an office / studio.

LOCATION

The property is well located in the heart of this sought-after Wylde Valley village. The community today is based around the Church of St Peter and St Paul, with its origins in the 12th century, the thriving post office/shop, and a pub, The Red Lion. There are plentiful shops at Warminster, only three miles away, with a broader range of facilities to be found at Wiltshire's county town, Trowbridge, and the enchanting Cathedral City of Salisbury and shopping hotspot of Bath are both within easy reach.





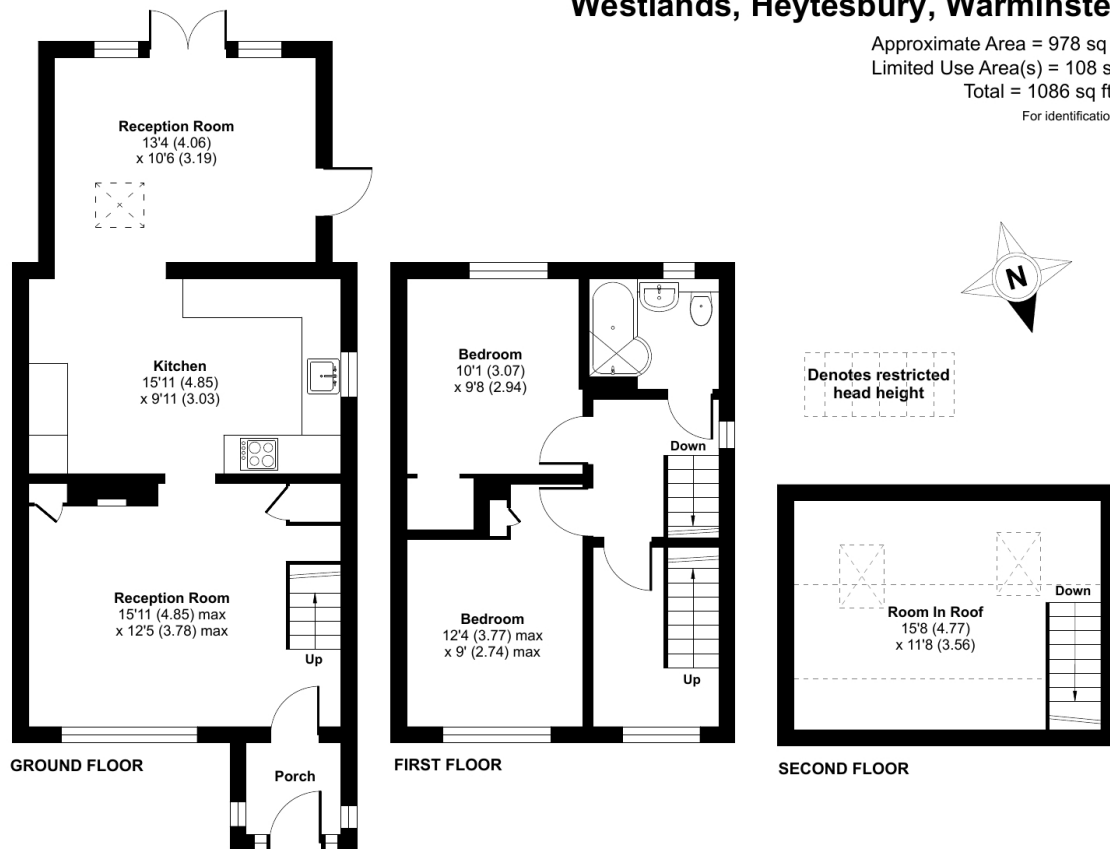
Westlands, Heytesbury, Warminster, BA12

Approximate Area = 978 sq ft / 90.8 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

Total = 1086 sq ft / 100.8 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). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1285522

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