

Youngs Court

Westbury, BA13 3BB

COOPER
AND
TANNER



£545,000 Freehold

We are pleased to offer this beautifully presented four bedroom detached house which has been maintained to the highest standard with beautifully designed decor throughout . It is set on an exclusive development in a small cul de sac tucked away in the corner and is situated within walking distance of the town center. The property offers many extras including oak doors and underfloor heating. There is a fantastic Kitchen/ Diner which is perfect for a Family. Outside there is a large Summer house / Office which has a large covered entertaining area. The garden is privately enclosed and a good size.

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EPC TBC

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DESCRIPTION

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OUTSIDE

At the front of the property there is access through a garden gate which leads to the front door. There is a garden at the side which is laid with bark for easy maintenance with various shrubs, it is privately enclosed with a dwarf wall. There is a driveway at the side providing parking and access to the garage (this has been converted). In addition there are gates to either side giving access to the rear garden. At the back the current owners have designed the garden offering a Summer House/Office with a large covered entertaining area. There is a feature pergola which offering another seating area. The garden is totally private mainly laid to lawn with borders with shrubs and plants. There is a stable door with access to the converted garage with a store room then a door to another room.

COUNCIL TAX

Band ' F '

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.





Youngs Court, Westbury, BA13

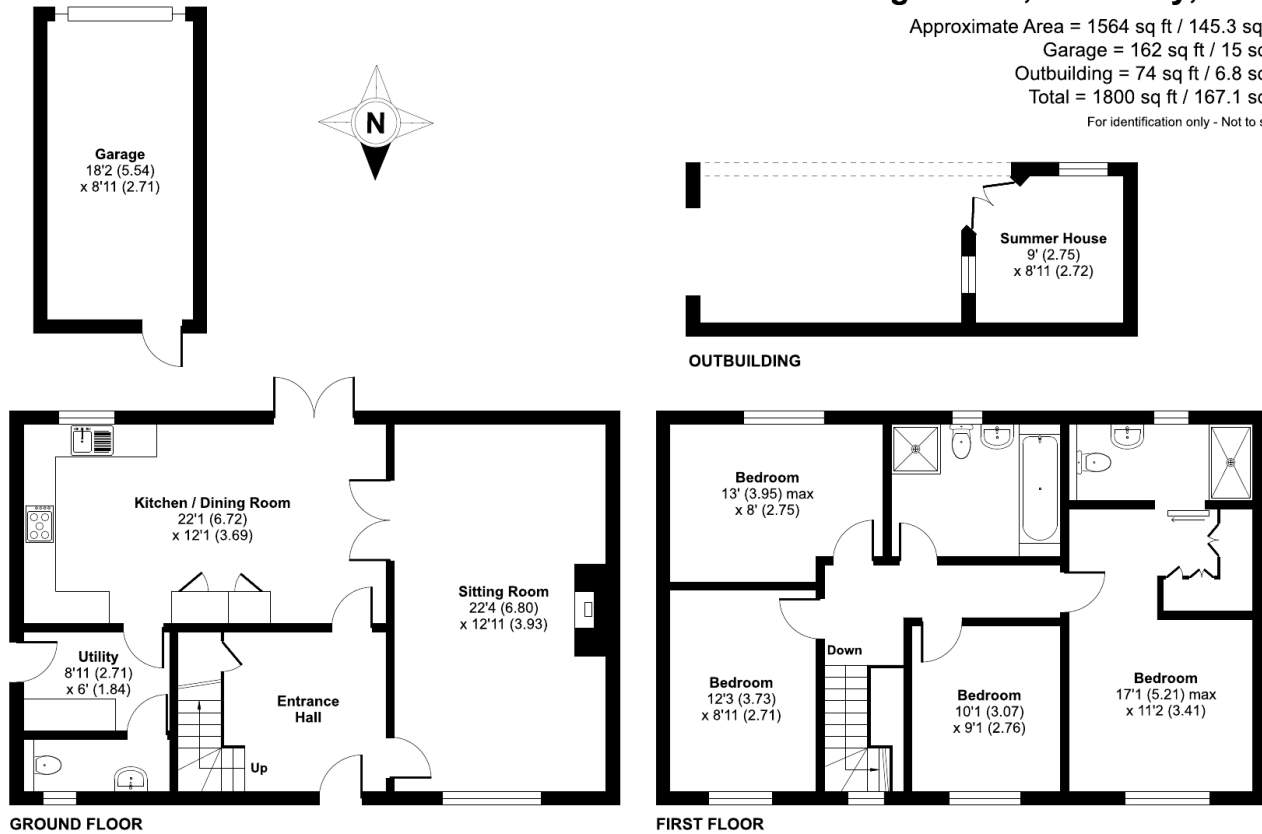
Approximate Area = 1564 sq ft / 145.3 sq m

Garage = 162 sq ft / 15 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 1800 sq ft / 167.1 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). © nichecom 2025. Produced for Cooper and Tanner. REF: 1323918

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