

# Bridge Court

Westbury, BA13 3FB

COOPER  
AND  
TANNER



## £310,000 O.I.R.O Freehold

This well presented three bedroom town house is set in a quiet location situated close to the town centre and its amenities. The property offers good sized accommodation over three floors and benefits from two bathrooms. It offers open plan downstairs accommodation and a separate living room on the first floor. It has a private enclosed rear garden and driveway parking.



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### DESCRIPTION

This well presented three bedroom town house is set in a quiet location situated close to the town centre and its amenities. The property offers good sized accommodation over three floors and benefits from two bathrooms. It offers open plan downstairs accommodation and a separate living room on the first floor. It has a private enclosed rear garden and driveway parking. The accommodation comprises entrance hall with a cloakroom and a door leading into the kitchen with a range of wall and base units, integrated oven with gas hob and extractor over, it is open plan into a good sized dining room with large sliding doors leading out onto the enclosed garden. From the dining room there is a door into a storage room with electric. On the first floor there is a double bedroom with ample space for wardrobes and a family bathroom. The living room is also on this floor with windows looking into the garden. On the top floor is the master bedroom with an en suite shower room and bedroom three.

### OUTSIDE

At the front of the property there is driveway parking and access to the entrance. The rear garden is a particular feature of the property and is privately enclosed with panelled fencing. There is a patio seating area, a brick built planter, a good sized lawn, there is gated access to the side.

### COUNCIL TAX

Band 'D'

### 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.



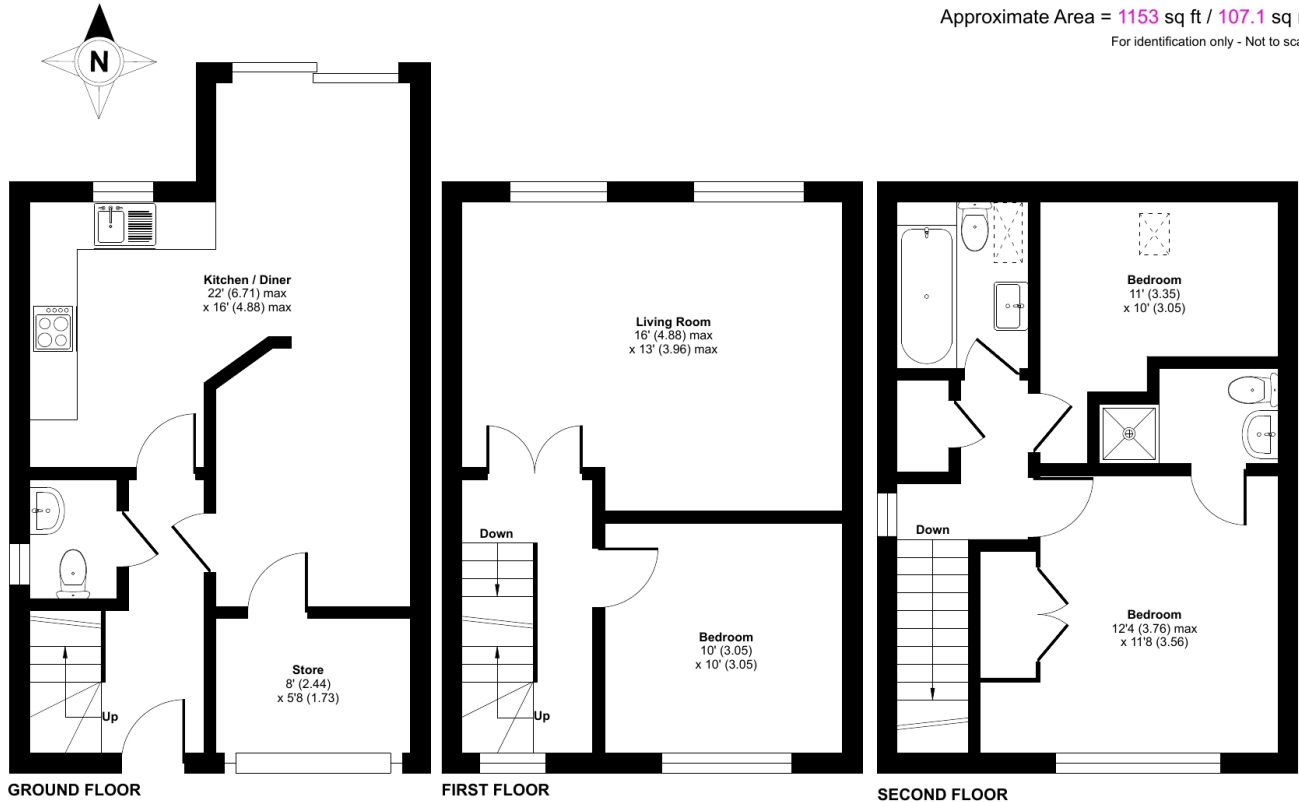




## Noo House Number, Property Address Here

Approximate Area = 1153 sq ft / 107.1 sq m

For identification only - Not to scale



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: 1122291

### WARMINSTER OFFICE

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