



DAVIES
& DAVIES

18 BITHAM MILL, WESTBURY, BA13 3DJ

GUIDE PRICE £300,000

- 3 BEDROOM END OF TERRACE TOWN HOUSE
- FLEXIBLE ACCOMMODATION
- 2 CLOAKROOMS
- STUDY
- DUAL ASPECT SITTING ROOM
- 15FT KITCHEN/DINER
- EN-SUITE & FAMILY BATHROOM
- PRIVATE REAR GARDEN
- GARAGE & PARKING

This well located 3 bedroom end of terrace town house sits within a small individual development that is a short walk of the town centre and local amenities.

Situated within a conservation area and in a tucked away position within a small cul desac, this well proportioned home provides an entrance hall with a cloakroom off, a study to the front and a useful utility room. The first floor offers a full depth sitting room with a Juliet balcony to the front and French doors to the rear garden, a dual aspect 15ft kitchen/dining room with a fitted double oven and hob and an integrated fridge and dishwasher. A useful cloakroom can also be found on this level. The top floor houses all of the bedrooms, en- suite facilities and the family bathroom.

The property also benefits double glazing, gas central heating and to the outside, there is an enclosed and private rear garden, an integral garage with power and light and parking to the side.

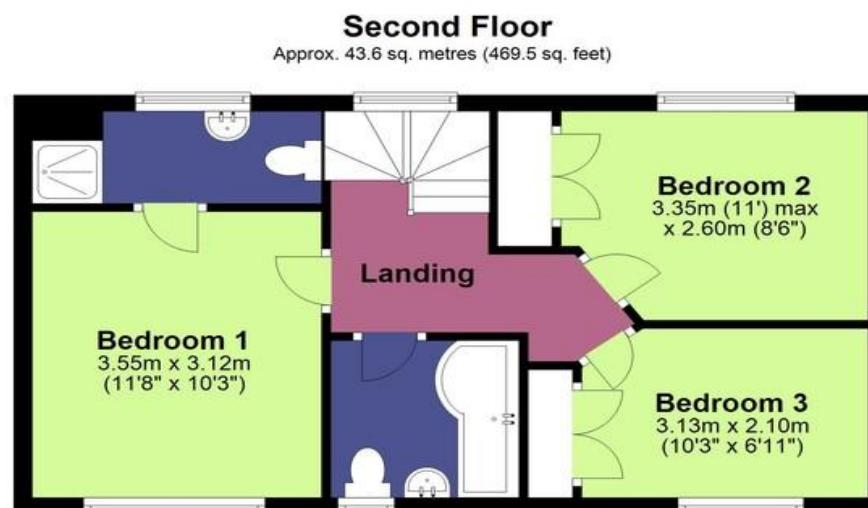
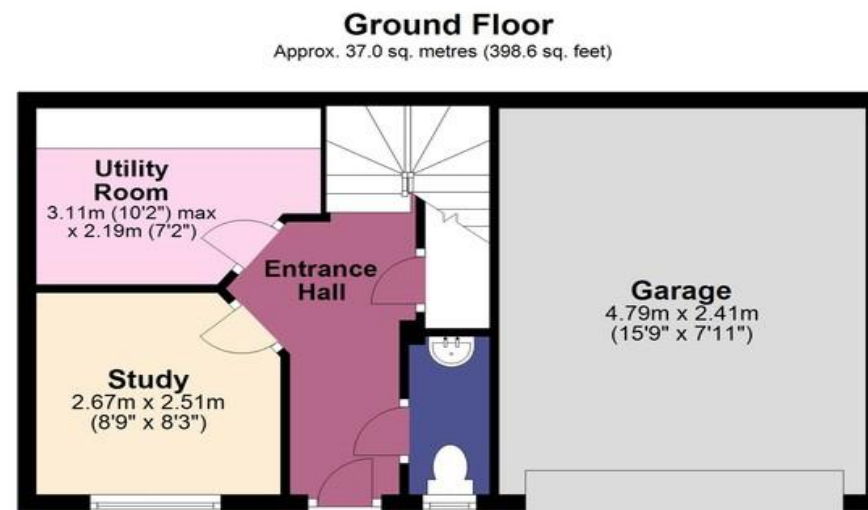
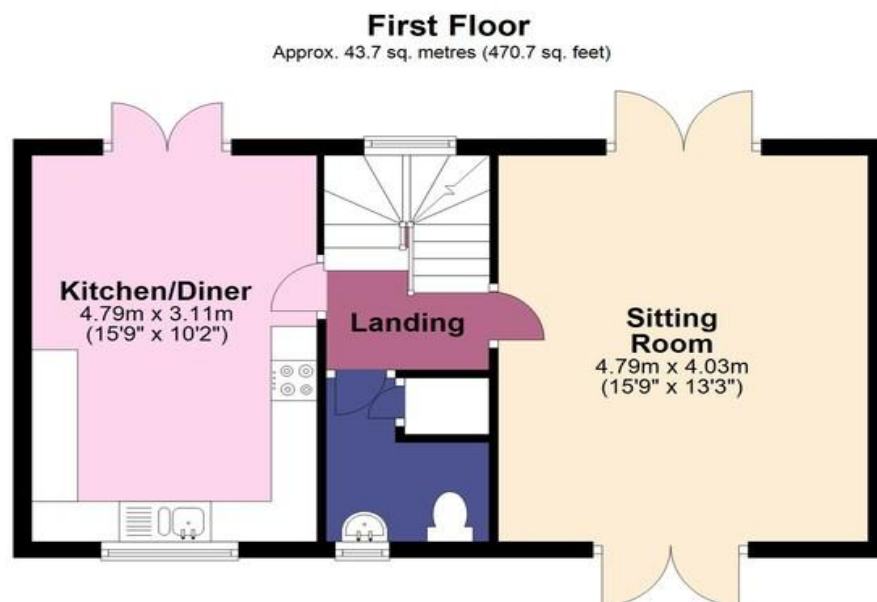
AGENT'S NOTE: Please note there is a quarterly maintenance charge in the region of £95.00, which is payable by all of residents to cover all of the communal areas, such as the pond, play area and communal green areas of the development.

DIRECTIONS

From Westbury town centre take the B3098 towards Bratton. Before leaving Westbury turn left into Alfred Street. At the mini roundabout turn left into Bitham Mill and take the 2nd branch of the development where the property can be found in front of you at the end of the rank.

COUNCIL TAX D & EPC RATING C





Total area: approx. 124.4 sq. metres (1338.8 sq. feet)

Note: The Money Laundering Regulations 2017 –Intending purchasers will be asked to produce identification documentation at the point of agreeing a sale and information regarding how the purchase is to be funded.

Note: These particulars are provided for guidance only and do not constitute any offer, contract or part thereof. Interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Neither the vendor nor Davies & Davies makes any representation or warranty as to this property.

