



DAVIES  
& DAVIES



# HAPPY COTTAGE, 7 COULSTON, NR DEVIZES, BA13 4NX

£575,000

- A CHARMING 3 BEDROOM DETACHED THATCHED COTTAGE
- CLOAKROOM
- SITTING ROOM WITH AN INGLENOOK FIREPLACE
- DINING ROOM
- STUDY
- CONSERVATORY
- DOUBLE GLAZING TO FRONT
- MATURE GARDENS & COUNTRY VIEWS
- DETACHED GARAGE AND PARKING

This unique 3 bedroom detached thatched home is a real looker and is set back from the lane on the outskirts of the village of Coulston, which is located five miles North/East of the town of Westbury and within 2.5 miles of the larger villages of Bratton & Edington which have a village shop/post office, doctors surgery, pubs and village schooling.

Offered for sale with **NO ONWARD CHAIN**, this endearing home provides 4 reception areas and a kitchen/breakfast room. A handy cloakroom resides off the study. Upstairs provides the bedrooms all with storage/wardrobe space and a bathroom with shower facilities.

The property also benefits period features which include beamed ceilings, an inglenook fireplace with a wood burning stove in the sitting room and the modern benefits of majority PVCu double glazing and oil central heating.

To the outside there are gated mature planted gardens and lawns on two levels accessed via wide paved steps. Off road parking for the property can be found in front of the detached garage.

## DIRECTIONS

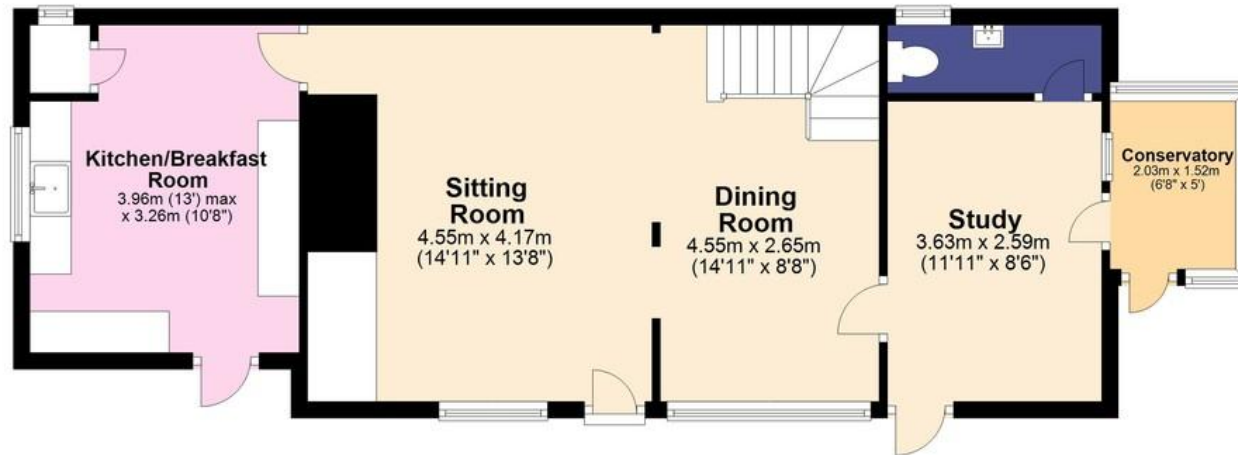
From the Westbury office proceed into Edward Street and at the 'T' junction turn left into Bratton Road (B3098). Pass through the villages of Bratton and Edington. Take the next road on the left signposted for Coulston and proceed down the single lane where the property can be found on the right hand side.

COUNCIL TAX F & EPC RATING D



## Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



## First Floor

Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 104.6 sq. metres (1125.8 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.



