



8 TEAL CLOSE, TEAL CLOSE, WESTBURY, BA13 3XL

£152,500

- 2 BEDROOM COACH HOUSE
- BITHAM PARK DEVELOPMENT
- TUCKED AWAY POSITION
- 16FT SITTING ROOM
- KITCHEN
- BATHROOM WITH SHOWER FACILITIES
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- GARAGE & PARKING

Situated within walking distance of two convenience stores and even the town centre, this well presented 2 bedroom coach house on the Bitham Park development provides an entrance hall, 16ft dual aspect sitting room, fitted kitchen and a bathroom with shower facilities.

The property also benefits PVCu double glazing, gas central heating with a new boiler installed 18 months ago and to the outside a good size garage with power and light, as well as parking in front of the enclosed and gated garden. An external secure storage area is also allocated below the coach house. **An ideal First Time, Investors or Retiree purchase.**

Westbury is a small market town to the far west of Wiltshire sitting equally between the larger towns of Warminster and the county town of Trowbridge. The location of the town is well positioned for commuters to Bath, Salisbury, Bristol, Reading and even direct to London via it's mainline train station.

DIRECTIONS

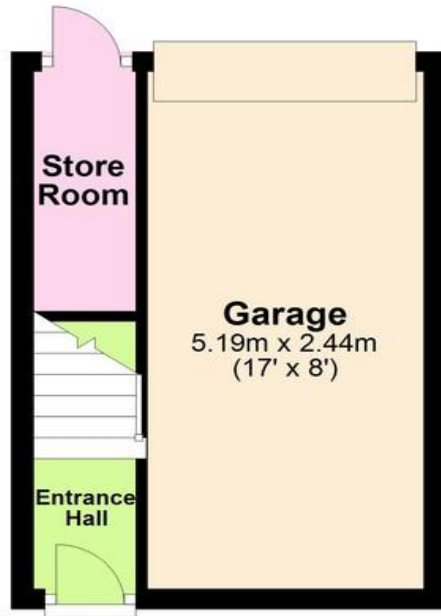
Leave Westbury heading towards Trowbridge on the A350 from West End and follow the road into Fore Street at the roundabout take the third exit into Bitham Park and first right into Kingfisher Drive. Proceed straight over the roundabout and turn right into Teal Close where the property can be found at the end of the cul-de-sac on the left hand side.

COUNCIL TAX B & EPC RATING D



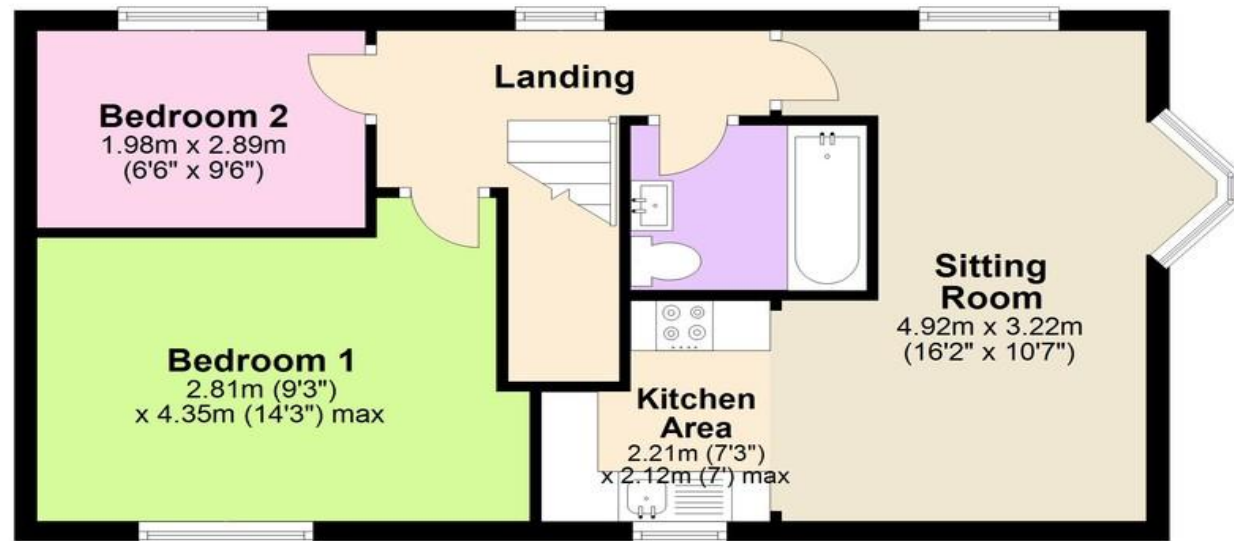
Ground Floor

Approx. 17.9 sq. metres (192.3 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 65.9 sq. metres (709.0 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.

