



DAVIES  
& DAVIES



## 6 MEADOW CLOSE, WESTBURY, BA13 3ER

£215,000

- AN UPGRADED 3 BEDROOM SEMI-DETACHED HOME
- CLOAKROOM
- RE-FITTED KITCHEN/DINER WITH APPLIANCES
- FULL WIDTH SITTING ROOM WITH BI FOLDING DOORS
- EN-SUITE FACILITIES & 4 PIECE BATHROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY PARKING

This well-presented 3 bedroom semi-detached family home is situated in a cul desac tucked away from the main road and within level walking distance of the train station, town centre and local schooling.

The accommodation provides an entrance hall with a cloakroom off, a re-fitted and stylish kitchen/diner with granite work surfaces, a five burner gas hob with extractor over and an integrated fridge/freezer and washing machine. A fitted wine cooler is also included in the sale and a splash back will be fitted behind the gas hob. To the rear of the property is a full width sitting room with bi folding doors overlooking the south facing and private rear garden. Upstairs provides good size bedrooms with a re-fitted en-suite shower room and an inviting 4 piece family bathroom with a deep bath with shower attachment facilities and a separate shower cubicle with a shower attachment and a generous overhead waterfall shower head.

The property also benefits PVCu double glazing, gas central heating via a Valiant boiler and to the outside there is an enclosed and private south facing rear garden with a central lawn, a full width paved patio area, raised planted beds, garden shed and a pergola. Gated side access leads to the front and the driveway parking for 2 cars.

### DIRECTIONS

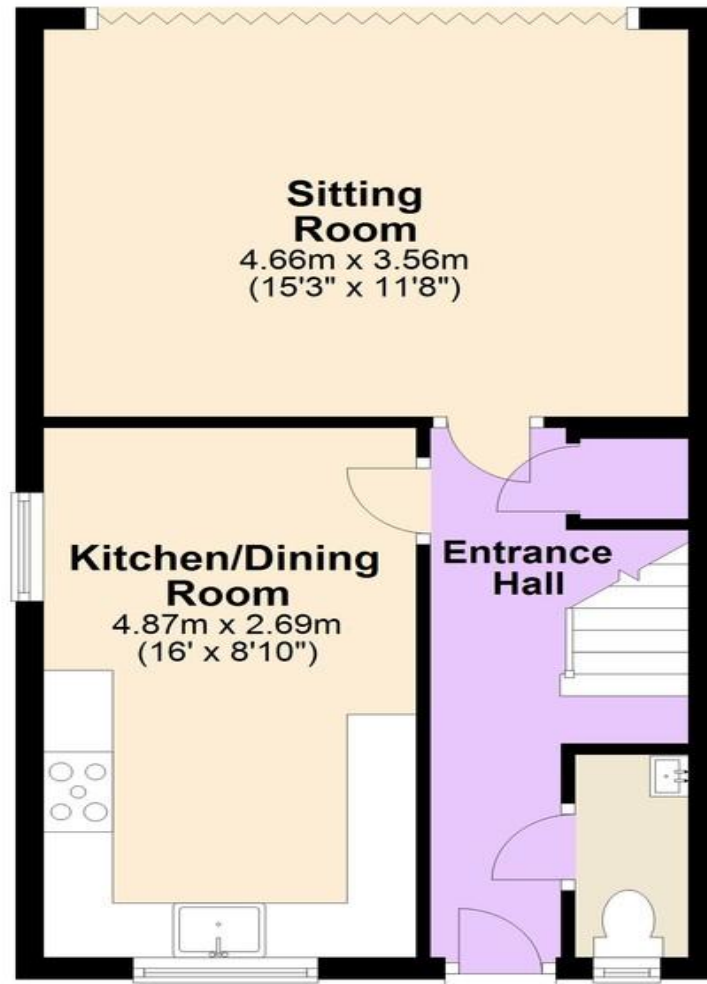
From the Westbury town centre, turn right onto Haynes Road and first left at the roundabout onto Station Road. At the second roundabout take a right into Meadow Lane and first left into Meadow Close where the property can be found on the left hand side.

COUNCIL TAX C & EPC RATING D



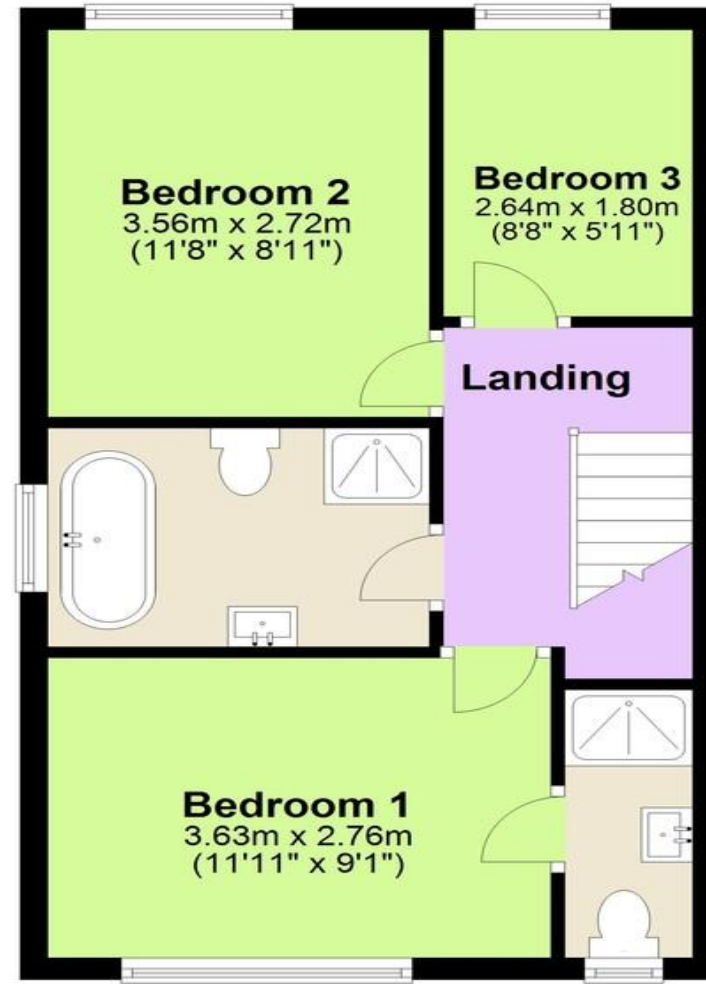
## Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.6 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.



