

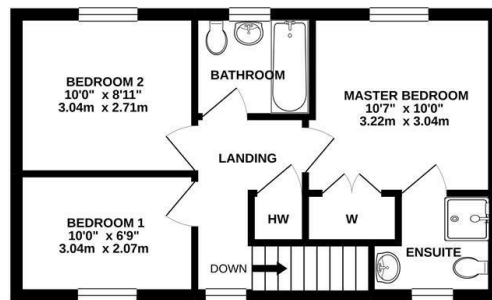


## 19 Tarpan Walk, Westbury, BA13 3GZ

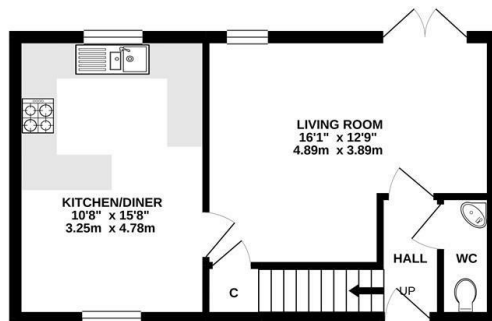
Asking Price £269,500

- Three Bedroom End of Terrace
- Kitchen/Diner with Dual Aspect Windows
- Garage with parking space in front of garage
- Ensuite to Master
- Recently Decorated
- NO ONWARD CHAIN
- Cloakroom
- New Carpets and Flooring

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

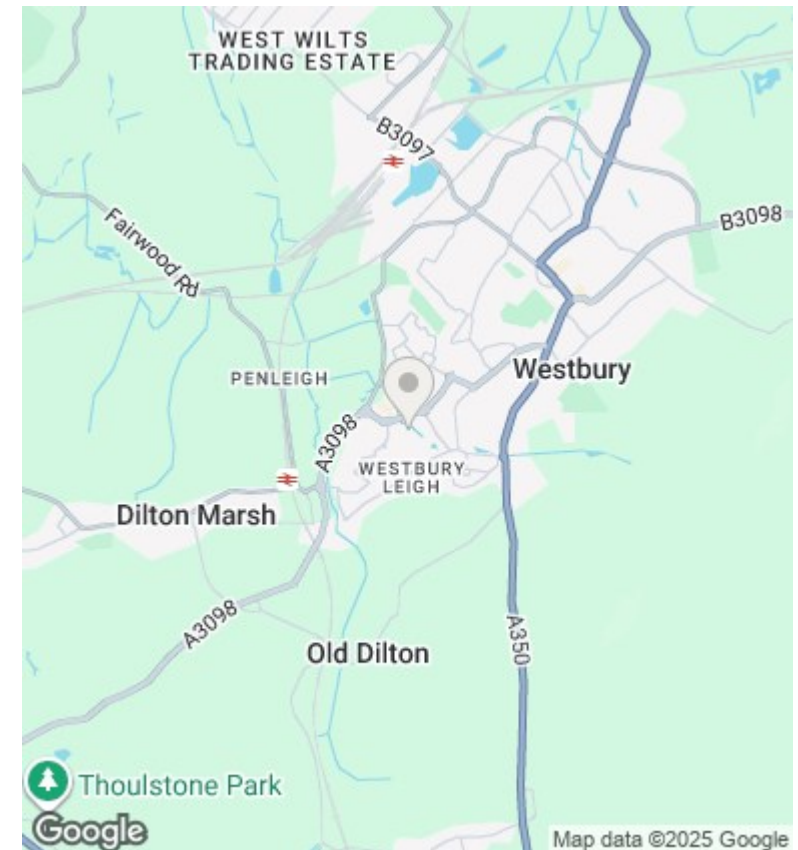


GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01249 466999 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |