



## 7 Mill House Sandalwood Road, Westbury, BA13 3UU Offers in excess of £120,000

Nestled in the charming area of Sandalwood Road, Westbury, this flat offers a reception room, kitchen, two bedrooms and a bathroom.

The Town of Westbury offers a range of shopping and leisure facilities including a library, sports centre, schools, churches, doctors, dentists surgeries, post office and the oldest swimming pool in the country. Westbury train station has fantastic direct links to Bath, Bristol and London.

Don't miss out on the opportunity to own this flat, call us today to book a viewing!



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

| 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>                            |                                                                                     |           |
| (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 |                                                                                     |           |
| England & Wales                             |                                                                                     |           |
| EU Directive 2002/91/EC                     |                                                                                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166  
sales@goodmove.co.uk  
www.goodmove.co.uk