



📍 8 Roman Place, Westbury, Wiltshire, BA13 4GH

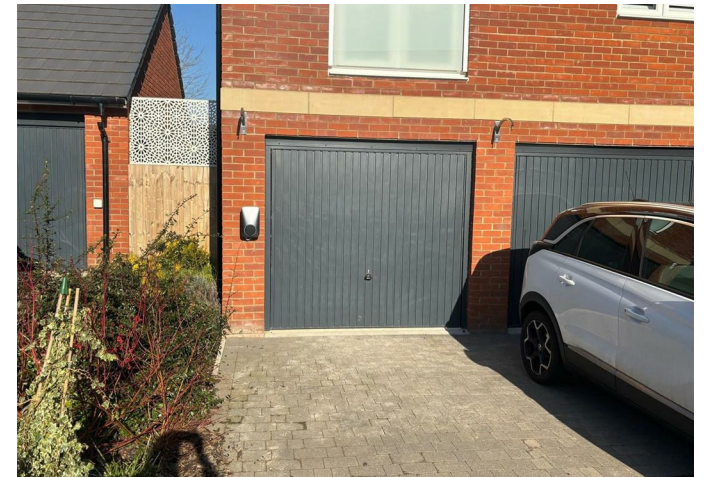
💷 £350,000

A brand newly built, four double bedroom, three bathroom, semi detached, house with garage, which is situated within easy walking distance of the train station and offers the last opportunity to purchase on this stunning development by the award winning Newland Homes.

- *Last Available Plot On This Popular Development*
- Brand Newly Built, Semi Detached House
- Four Double Bedrooms
- Contemporary Kitchen/Dining Room With Numerous Integrated Appliances
- Principle Bedroom With Dressing Room & En Suite Shower Room
- Bathroom & Further Shower Room
- Private, Well Enclosed Garden
- Garage, Driveway Parking & EV Charging Point
- Floor Coverings, Blinds & Light Fittings All Included
- Walking Distance To The Train Station

🏡 Freehold

🏠 EPC Rating B



An attractive, brand newly built, semi detached, house with garage, driveway parking and a private, well enclosed garden, which offers the last opportunity to purchase on this stunning development by the award winning Newland Homes.

Completed and ready to move into, this wonderful home has finished to exacting standards and offers flexible accommodation over three floors comprising; entrance hall with cloakroom off, dual aspect sitting room with French doors opening onto the rear garden, superb, contemporary kitchen/dining room with a number of integrated appliances, fabulous principle bedroom with dressing room and en suite shower room, three further double bedrooms, bathroom and shower room (both of which are beautifully appointed).

Externally there is a well enclosed, part walled garden with paved patio seating area, level lawn and gravelled seating area. Gated access to the end of garden leading to the garage.

Single garage with up and over door to front (the garage is the left hand of the three situated under the coach house to the back right of the property). Parking in front for one vehicle. EV charging point.

Situation

Heron Rise enjoys an elevated position on the western side of Westbury looking across to its famous White Horse and within easy walking distance of the town's train station which provides access to London. Westbury is a market town which sits on the western edge of Salisbury Plain and offers a good range of local shopping and leisure facilities, primary and secondary schooling. Nearby Warminster, Trowbridge and the City of Bath provide a more extensive range of leisure, retail and schooling with the A350 providing good access to the M4 and A303.

Property Information

Council Tax Band; TBC

Tenure; Freehold

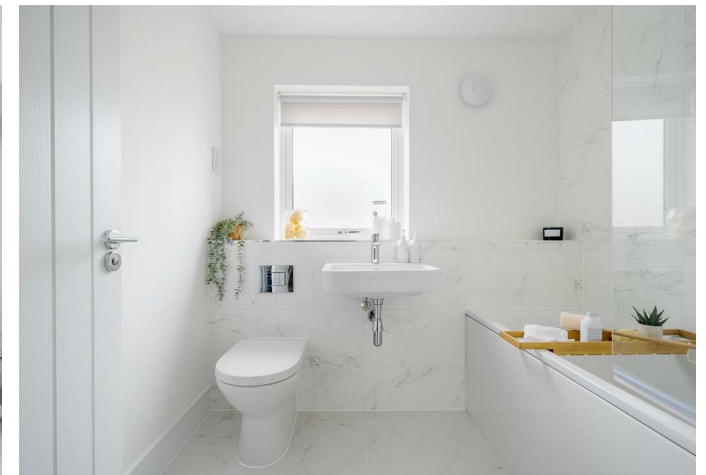
Mains Services

Gas Central Heating

UPVC Double Glazing

EPC Rating; B (Predicted)

10 Year LABC Guarantee





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Lounge

4.65m (max) X 3.91m (max)
15'3" (max) X 12'10" (max)

Kitchen/Dining

4.65m X 3.28m
15'3" X 10'9"

Bedroom 1 *

3.15m (max) X 3.91m (max)
10'4" (max) X 12'10" (max)

Bedroom 2

4.65m (max) X 3.28m (max)
15'3" (max) X 10'9" (max)

Bedroom 3

4.26m (max) X 3.03m (max)
13'11" (max) X 9'11" (max)

Bedroom 4

4.26m (max) X 3.28m (max)
13'11" (max) X 10'9" (max)

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.