



Cody Close, Westbury BA13 3ZL

welcome to

Cody Close, Westbury

Welcome to this three bedroom detached property in Cody Close, set on the edge of the Historic town of Westbury! The home offers three good sized bedrooms, front and rear gardens and a garage as well as driveway parking! CALL ALLEN & HARRIS TODAY!!! 01373 822457



Ground Floor

Entrance Hall

Entrance hall linking to all ground floor areas.
Front door. Radiator.

Cloakroom

Ground floor cloakroom.
WC. Wash hand basin. Radiator.

Kitchen / Diner

17' 9" max x 9' 6" max (5.41m max x 2.90m max)
Good sized family kitchen/diner with access to the rear garden.
Double glazed window to the front and side. Wall and base units. Stainless steel sink and drainer. Integrated oven with four ring gas hob. Extractor. Integrated dishwasher and fridge/freezer. Two radiators.

Utility Room

6' 4" x 5' 6" (1.93m x 1.68m)
Separate utility room with access to the rear garden. Double glazed door to the rear. Wall and base units. Counter top with space underneath for appliances. Plumbing for washing machine. Storage cupboard. Radiator.

Lounge

17' 9" x 10' 7" (5.41m x 3.23m)
Spacious and light lounge.
Two double glazed windows to the front and side. TV point. Two radiators.

First Floor

Landing

Landing leading to all first floor areas.
Double glazed window to the rear. Storage cupboard. Radiator.

Bedroom One

13' 3" max x 12' 4" max (4.04m max x 3.76m max)
Good sized master bedroom with access to the en-suite shower room.
Double glazed window to the front. Fitted wardrobes. Radiator.

En-Suite

En-suite shower room connected to the master bedroom.
Double glazed frosted window to the front. Shower cubicle. Wash hand basin. WC. Towel radiator.

Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m)
Second good sized double bedroom.
Double glazed window to the front. Storage cupboard. Radiator.

Bathroom

Main family bathroom.
Double glazed frosted window to the side. Bath tub with shower over. WC. Wash hand basin. Partially tiled walls. Towel radiator.

Bedroom Three

8' 11" x 7' 5" (2.72m x 2.26m)
Double glazed window to the side. Radiator.

Outside

Front Garden

Lovely front garden.
External porch with light. Laid to lawn. Bushes and shrubs, Pathway.

Rear Garden

Good sized enclosed rear garden with gated access from the side.
Laid lawn. Patio dining area. Surrounding wall.

Garage

21' 1" x 10' 5" (6.43m x 3.17m)
Single garage with light and power.

Parking

Driveway parking with space for two vehicles.



view this property online allenandharris.co.uk/Property/WST106288



welcome to

Cody Close, Westbury

- Spacious Three Bedroom Detached Property.
- Cloakroom WC, Bathroom & En-suite.
- Utility room.
- Front & Rear Garden.
- Garage & Parking.

Tenure: Freehold EPC Rating: B

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/WST106288](https://www.allenandharris.co.uk/Property/WST106288)



Property Ref:
WST106288 - 0010

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01373 822457



Westbury@allenandharris.co.uk



15A Warminster Road, WESTBURY, Wiltshire,
BA13 3PD



[allenandharris.co.uk](https://www.allenandharris.co.uk)