



**Farleigh Close, Westbury BA13 3TF**

**welcome to**

**Farleigh Close, Westbury**

Welcome to this charming two bedroom detached bungalow on Farleigh Close, offering a delightful blend of comfort and functionality. Outside there is a relaxing rear garden as well as driveway parking and a single garage!!! **BOOK A VIEWING TODAY - 01373 822457**



## Inside

### Entrance Porch

Entrance porch to the side of the property.  
Access door.

### Hallway

Hallway leading to all internal accommodation.  
Radiator. Loft access, Airing cupboard with storage.

### Lounge/ Diner

16' 9" x 11' 8" ( 5.11m x 3.56m )  
Spacious lounge/diner to the front.  
Double glazed window to the front. TV point. Radiator.

### Kitchen

9' x 8' ( 2.74m x 2.44m )  
Fitted kitchen.  
Double glazed window to the front. Wall and base units. Sink and drainer. Space for fridge/freezer. Plumbing for washing machine. Cooker with four ring hob and extractor.  
Radiator.

### Conservatory

10' 6" max x 8' 9" max ( 3.20m max x 2.67m max )  
Conservatory to the rear of the property with access to the garden.  
Lighting. Power. Radiator.

### Bedroom One

13' 8" x 8' 9" ( 4.17m x 2.67m )  
Master bedroom to the rear.  
Double glazed window to the rear. Aerial point. Radiator.

### Bedroom Two

12' max x 10' 2" max ( 3.66m max x 3.10m max )  
Second double bedroom to the rear.  
Double glazed doors to the conservatory. Built in wardrobe. Aerial point. Radiator.

### Bathroom

Family bathroom.  
Double glazed frosted window to the side. Bath with electric shower over. WC. Wash hand basin. Radiator. Tiled.

## Outside

### Garden

Lovely sunny rear garden with access from the side.  
Laid lawn. Gravel dining area. Access to garage. External water tap. Wood panel fencing.

### Garage

Single garage with up and over door and access from the rear garden.

### Parking

Driveway parking to the rear.



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welcome to

## Farleigh Close, Westbury

- NO CHAIN!!!
- Two Bedroom Detached Bungalow In A Quiet Area Of Westbury.
- Gas Central Heating.
- Front & Rear Gardens.
- Garage & Driveway Parking.

Tenure: Freehold EPC Rating: D

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WST107121 - 0005

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