



White Horse Way, Westbury BA13 3AH

welcome to

White Horse Way, Westbury

Come and see White Horse Way, the perfect opportunity to own this three bedroom semi-detached NO CHAIN home tucked away in the historic town of Westbury! This house also benefits from both front and rear gardens, as well as a single garage and driveway parking!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

Entrance hall with stairs to the first floor.
Access door to the side. Storage cupboard. Radiator.

Cloakroom

Ground floor cloakroom to the front.
Double glazed frosted window to the front. WC.
Wash hand basin. Radiator.

Kitchen

Fitted kitchen to the front.
Double glazed window to the front. Wall and base units. Sink and drainer. Integrated oven with gas hob and extractor. Plumbing for dishwasher and washing machine. Space for fridge/freezer. Radiator. Door to the garage.

Living Room

Spacious living room with access to the conservatory.
Double glazed window and sliding doors to the rear.
Understair storage. Two radiators.

Conservatory

Single glazed conservatory to the rear with access to the rear garden.

First Floor

Landing

Landing attaching to all first floor accommodation.

Bedroom One

Spacious master bedroom to the rear.
Double glazed window to the rear. Radiator.

Bedroom Two

Second double bedroom to the front.
Double glazed window to the front. Radiator.

Bathroom

Fitted bathroom to the front.
Double glazed frosted window to the front. WC.
Wash hand basin. Bath tub with shower over.
Radiator. Fully tiled.

Bedroom Three

Final bedroom to the rear.
Double glazed window to the rear. Radiator.

Outside

Gardens

Front - Gravel front garden (additional off-street parking).

Rear - Spacious rear garden with raised planting borders, patio dining area, fish pond, mature trees.

Garage

Single garage/ workshop with up and over door.

Parking

Driveway parking if front of the garage with space for 1-2 vehicles.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN!!!
- Three Bedroom Semi-Detached Home.

Tenure: Freehold EPC Rating: Awaited

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WST107477 - 0003

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